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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

THE RIDGEWAY  
ST. ALBANS  
AL4 9XJ

Offers In Excess Of £1,300,000

EPC Rating: B Council Tax Band: F



# All The Ingredients Needed For A Fabulous Lifestyle

This substantially extended five bedroom semi-detached house offers the perfect blend of comfort and convenience ideal for families seeking ample living space and conveniently located just a short walk to Sandringham school. This lovely home features a stunning open plan kitchen/diner with large skylight providing natural light and bi-folding doors opening into an inviting rear garden. Two inviting reception rooms provide a warm and welcoming atmosphere for relaxation and entertaining and there is also a separate utility room and downstairs cloakroom. On the first floor, there are two en suite facilities and a modern family bathroom as well as the five bedrooms. A particular feature is the redesigned low maintenance rear garden with large covered decking area ideal for outdoor entertaining and gatherings. There is generous off road parking to the front with a single garage and an electric charger. Families will appreciate being within the catchment areas for both the highly regarded Sandringham and Skyswood schools, making this home an excellent choice for those prioritising education. Additionally, the bustling Quadrant Shopping Centre is just a short walk away, offering a variety of shops and amenities to cater to your everyday needs.



Total area: approx. 2037.3 sq. feet  
Produced for Cassidy & Tate Estate Agents. For guidance purposes, not to scale.

Plan produced using PlanUp.

Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.

# Perfect Fusion of Location And Way of Living

## Why Cassidy & Tate

Cassidy & Tate are a fully independent estate agent who have developed unparalleled understanding on how people want to buy, sell and rent property within the residential property market in Hertfordshire and its surrounding areas. We are able to accommodate your individual requirements and deliver to you a more personalised service, tailored to your home buying, selling and letting needs.

We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or refurbished property, or require a site valuation and marketing advice we can help.

## Your Local Property Experts

As one of St. Albans leading estate agents we work relentlessly to ensure our valued customers receive the exceptional service they deserve at all times. We epitomise not only professional estate agency knowledge, but a dedication to integrity and responsiveness to every client. The Cassidy & Tate team will be available to you when in need to help overcome any stressful situations that may arise. We are here to offer you valuable and honest advice when needed so that you can navigate the best path through the process. We know the marketplace, the buyers, the sellers and neighbourhoods, but most importantly we know how to put our clients' needs first. Our state of the art sales tools, modern technology and our own in-house fully independent Mortgage Broker is here to make your journey easier and more direct to your final goal. At Cassidy & Tate you will be in control of your sale or purchase and we will help you get the best result possible



## Specialists in Bespoke Properties

- Five Bedroom Home
- Stunning Kitchen/Diner
- Two En Suites
- Redesigned Rear Garden
- Near Sandringham School
- Two Reception Rooms
- Garage With Parking
- Solar Panels

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



