

St Albans Office
10 High Street, St Albans
Herts AL3 4EL
01727 228428
stalbans@cassidyandtate.co.uk

Marshalswick Office
59 The Quadrant, St Albans,
Herts AL4 9RD
01727 832383
marshalswick@cassidyandtate.co.uk

Wheathampstead Office
39 High Street, Wheathampstead,
Herts AL4 8BB
01582 831200
wheathampstead@cassidyandtate.co.uk

Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

HIGH STREET
ST ALBANS
AL4 9BZ

Guide Price £550,000

EPC Rating: G Council Tax Band: TBC

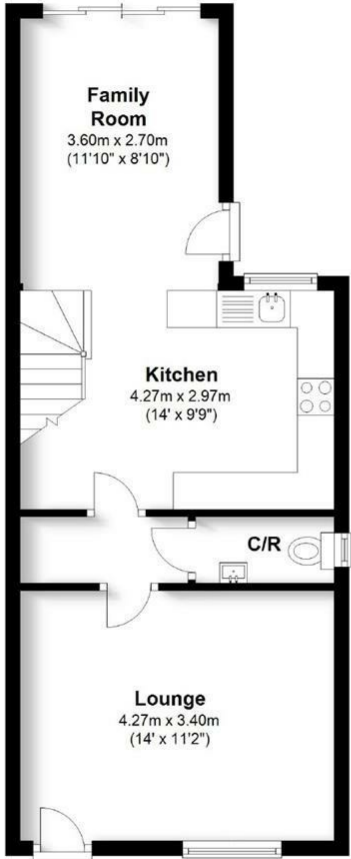


All The Ingredients Needed For A Fabulous Lifestyle

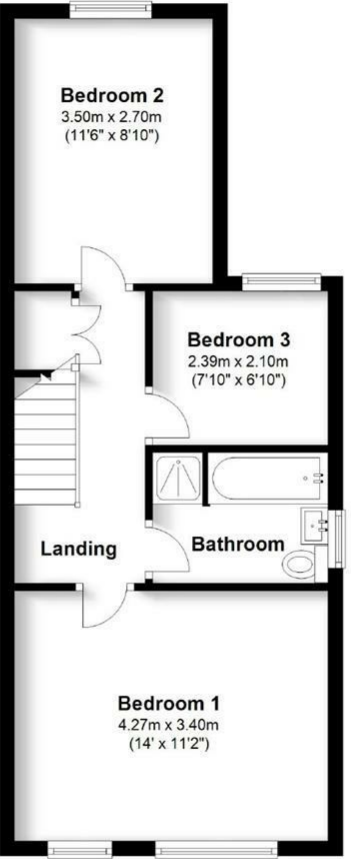
This property captures the ingenious architectural designs of what will be two ultra modern, brand new three bedroom semi detached family homes built to a high specification combined with good craftsmanship throughout. The property will feature a tasteful décor that will not date and a floorplan designed to incorporate the essential requirements of modern day family living. The ground floor will benefit from a well proportioned lounge, a downstairs cloakroom, fitted kitchen open to the family room which is to feature bi-folding doors that open out to the private rear garden. On the first floor will be two double bedrooms and a good sized third bedroom plus the family bathroom. A particular feature of this property is the off road parking which will be accessed via the rear of the property. The High Street is situated in the quaint village of Sandridge, a popular address for families looking to place their children in excellent local schools. St. Albans city centre and the mainline railway station remain a very short distance away. Available to view now!



Ground Floor
Approx. 41.9 sq. metres (450.6 sq. feet)



First Floor
Approx. 41.6 sq. metres (447.6 sq. feet)



Total area: approx. 83.5 sq. metres (898.3 sq. feet)

Produced for CASSIDY AND TATE
For guidance purposes only. 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

- Brand New Builds
- Two Reception Rooms
- Private Rear Garden
- 10 Year Guarantee
- Three Bedrooms
- Cloakroom & Bathroom
- Off Street Parking
- Completion May 2017

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



