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Cassidy & Tate
Your Local Experts

Award Winning Agency

THE RIDGEWAY

ST ALBANS

AL4 9AT

Price Guide £925,000

EPC Rating: E Council Tax Band: F

All The Ingredients Needed For A Fabulous Lifestyle

This four bedroom semi-detached home is ideally located in the popular residential area of Marshalswick and offers excellent potential to further extend, subject to planning permission. Positioned within walking distance of highly regarded schools to include Skyswood and Sandringham School and The Quadrant shopping area, the property is perfectly suited to families and professionals alike. Inside, the house features two separate reception rooms, extended kitchen and downstairs shower room. On the first floor, there are four bedrooms and family bathroom. Externally, the property benefits from ample off-road parking and a single garage The rear garden is a large. mature garden mainly laid to lawn with plants and shrubs to borders. With its desirable location close to Sandringham school and scope for future improvement, this property represents a fantastic opportunity to create a superb family home.

Total area: approx. 1406.1 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.

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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.

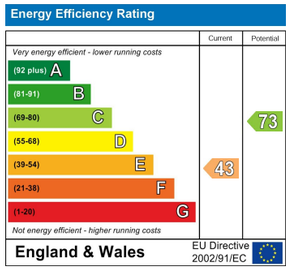
We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or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

- Four Bedroom Home
- Further Scope To Extend
- Large Garden
- Garage & Parking
- Close To Sandringham School
- Updating Required
- Extended Kitchen
- No Upper Chain



The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

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