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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

HIGH STREET
ST. ALBANS
AL4 9BZ

Price Guide £375,000

EPC Rating: D Council Tax Band: C



All The Ingredients Needed For A Fabulous Lifestyle

A delightful two-bedroom period cottage situated in the picturesque village of Sandridge, just a short drive from St Albans city centre. Steeped in character, this charming home blends traditional features with modern finishes, making it perfect for professionals or couples. The ground floor comprises a cosy living room with a feature fireplace, leading through to a modern fitted kitchen leading onto the bathroom. Upstairs offers two bedrooms – a generously sized master with built in wardrobes and a second ideal for a nursery, or home office. The stylish bathroom is fitted with a white suite and shower over bath. To the rear, you'll find a private garden, ideal for relaxing or entertaining. The property enjoys a quiet, village location while still being close to excellent transport links and St Albans City Station. Enjoy local pubs, village shops, and scenic countryside walks right on your doorstep, including the nearby Heartwood Forest.



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

- Charming period cottage
- Private rear garden
- Near Heartwood Forest
- Village location
- Council Tax C
- No Upper Chain

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



