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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

THE RIDGEWAY
ST. ALBANS
AL4 9AL

Price Guide £1,200,000

EPC Rating: D Council Tax Band: F



All The Ingredients Needed For A Fabulous Lifestyle

Located in the sought-after area of The Ridgeway, St Albans, this attractive semi-detached home combines space, style, and convenience. Offering four generously sized bedrooms, it is perfectly suited to families looking for a welcoming and versatile property. The home features two bright reception rooms, with the main living room boasting a real log burner – perfect for cosy evenings as well as family gatherings. Alongside this is a well-designed kitchen that makes everyday cooking a pleasure. The two modern bathrooms include an en suite to the master bedroom, providing comfort and practicality. The loft conversion, currently arranged as a home office, can just as easily serve as a playroom, hobby room, or occasional guest bedroom – adapting effortlessly to suit a family's changing needs. One of the standout features is the impressive 140ft rear garden – a private haven for relaxation, play, or gardening. A garage and driveway with parking for two vehicles further enhance the property's appeal. Situated within walking distance of the highly regarded Sandringham School, the location is perfect for families seeking excellent local education and a safe, friendly neighbourhood. This is more than just a house – it's a long-term family home, offering the perfect balance of character, functionality, and location. Early viewing is highly recommended.



Total area: approx. 1618.9 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

- Walk to Sandringham
- Four Bedrooms
- Garage & Parking
- Largely Extended
- 140ft Garden
- Loft Conversion
- Two Bathrooms
- Walking to Quadrant

Free Online Valuation



| Energy Efficiency Rating | | |
|---------------------------------------------|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 68 | 76 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

