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Cassidy  
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Your Local Experts



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THE RIDGEWAY  
ST ALBANS  
AL4 9XQ

Guide Price £950,000

EPC Rating: G Council Tax Band: E



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## All The Ingredients Needed For A Fabulous Lifestyle

A double storey extension to the side and rear has transformed this four double bedroom, fine semi detached property into a substantial family home of generous proportions. Attention to detail, high end quality finishes and fixtures throughout combine with multiple living accommodation that offer a fabulous mix of both sanctuary and entertaining opportunities in aplenty. A superb modern kitchen/family/dining room takes precedence on the ground floor and is designed for flexible family living with large inviting areas that spill out to the garden. A separate lounge and play room to the front of the property, allows for separate living. Upstairs is a 14ft master bedroom with large built in wardrobe and en-suite, three additional double bedrooms and a stylish family bathroom. Externally, the property is further enhanced by a block paved driveway to the front providing off road parking for several cars and a low maintenance rear garden. The Ridgeway is situated in an enviable location, within the Marshalswick area, close to excellent schools.



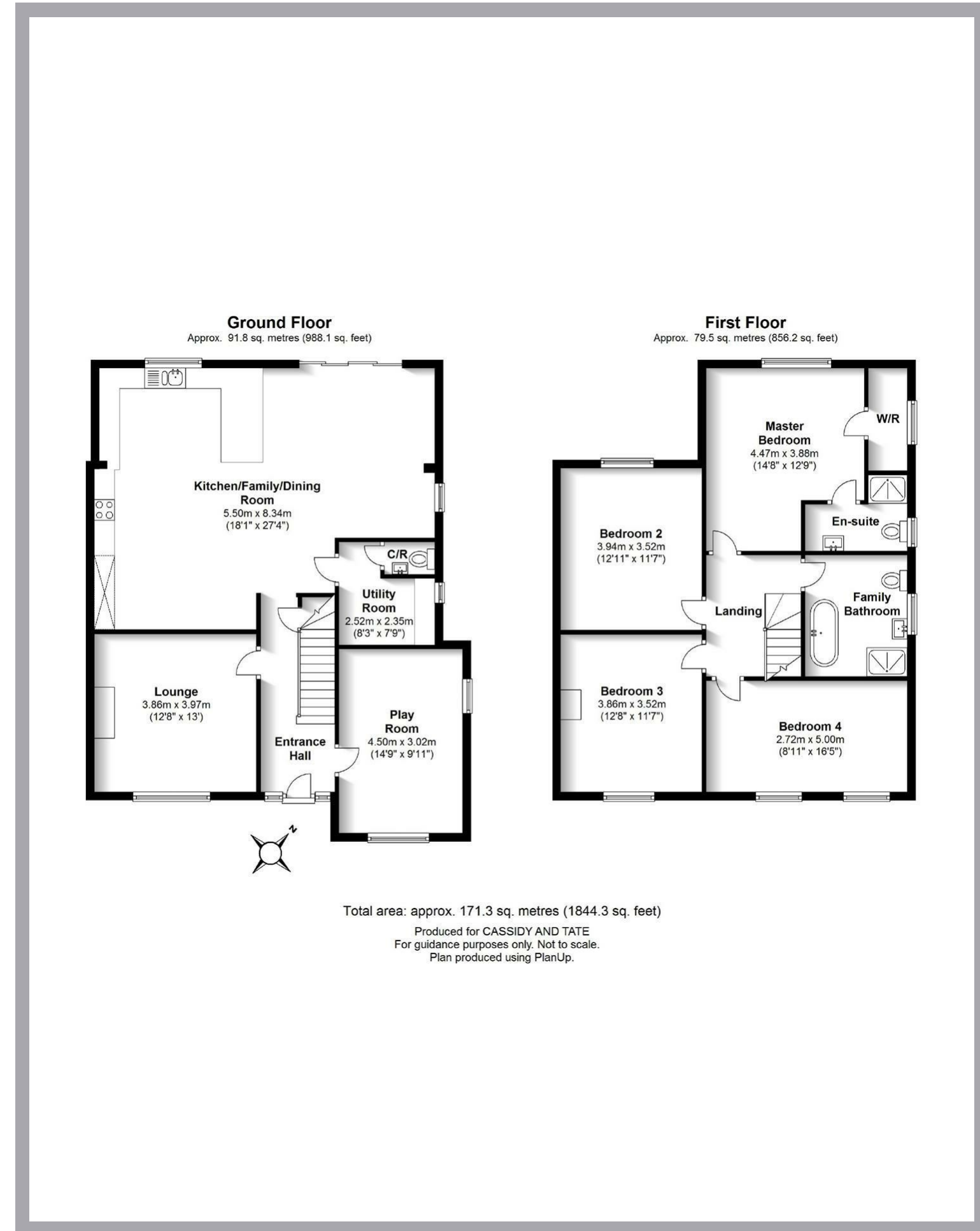
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Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. 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

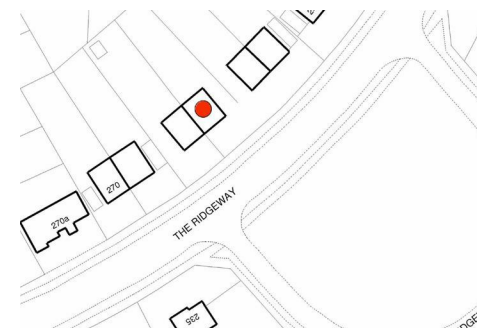
As one of St. Albans leading estate agents we work relentlessly to ensure our valued customers receive the exceptional service they deserve at all times. We epitomise not only professional estate agency knowledge, but a dedication to integrity and responsiveness to every client. The Cassidy & Tate team 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



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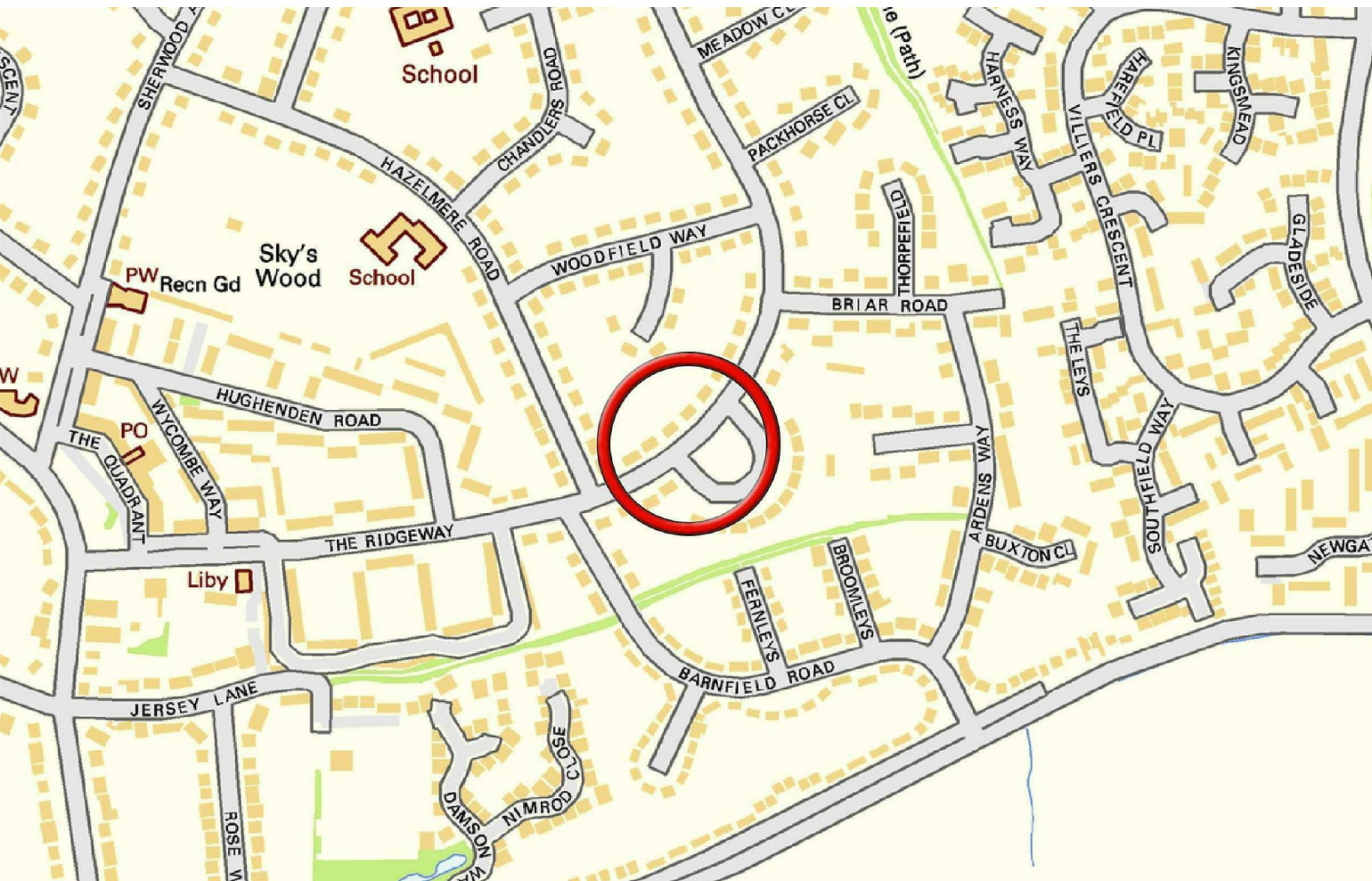
## Specialists in Bespoke Properties

- Semi Detached Nash
- Fully Refurbished
- Luxury & High Spec Fittings
- Four Double Bedrooms
- Master Bedroom En-Suite
- Cloakroom & Utility Room
- Two Reception Rooms
- Open Plan Accommodation

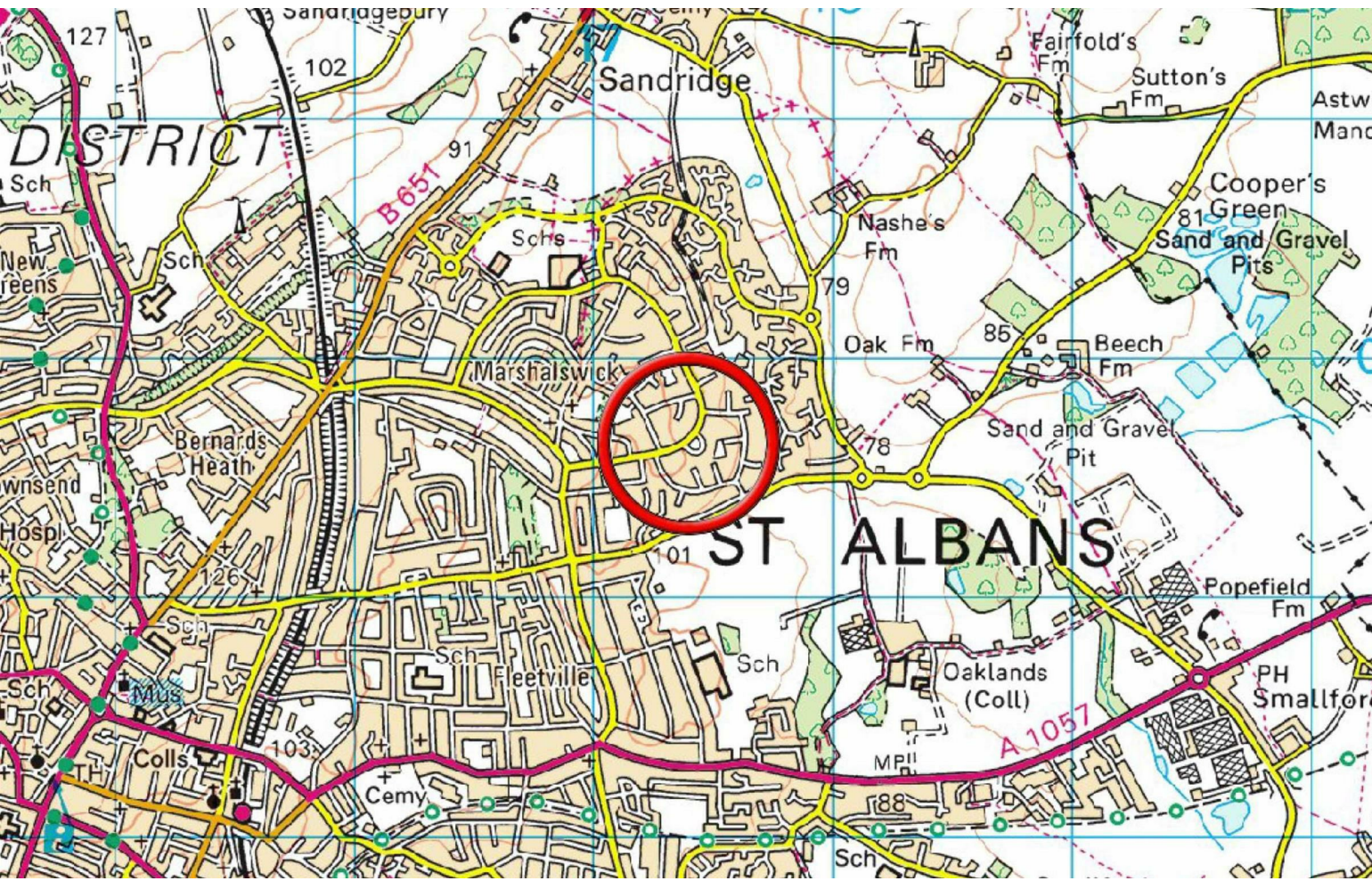


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	1	1
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





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