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Cassidy
&Tate
Your Local Experts



Award Winning Agency

THE RIDGEWAY

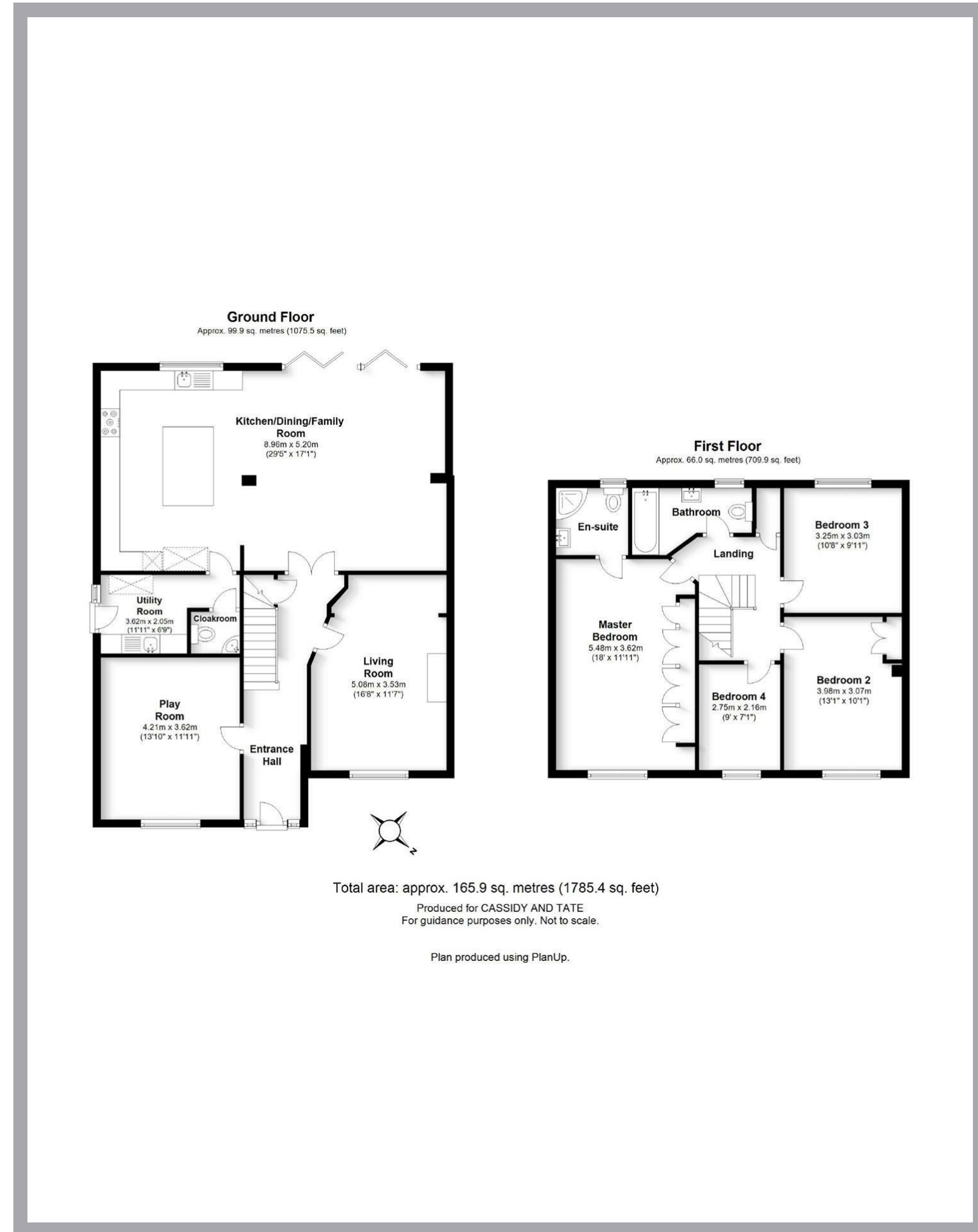
ST ALBANS

AL4 9XH



All The Ingredients Needed For A Fabulous Lifestyle

An attractive four bedroom Nash semi detached property which has been extended into a substantial family home of generous proportions, where multiple living areas provide sanctuary and entertaining opportunities in abundance, suiting any potential family and their busy lifestyles. Beautifully presented living accommodations are complemented by luxurious fixtures and fittings throughout. To the rear of the property is a superb open plan kitchen/breakfast/family/dining room. The kitchen space is fitted with modern gloss units complemented by granite work surfaces, a breakfast island and integrated appliances. Underfloor heating flows through the kitchen into the family/dining area creating a comfortable area for the family to come together, whilst bi-folding doors open to let the outside in. A living room and play room also allows for separate living to the front of the property. Stylish and elegant en-suite serves the master bedroom, whilst a fashionable bathroom serves the other bedrooms. The property also features a utility room and a downstairs cloakroom. Outside is a lovely rear garden, perfect for 'al fresco' dining, and to the front a driveway provides off road parking for several cars. The Ridgeway is a sought after address as it is within the catchment of excellent schools and close to good local amenities.



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

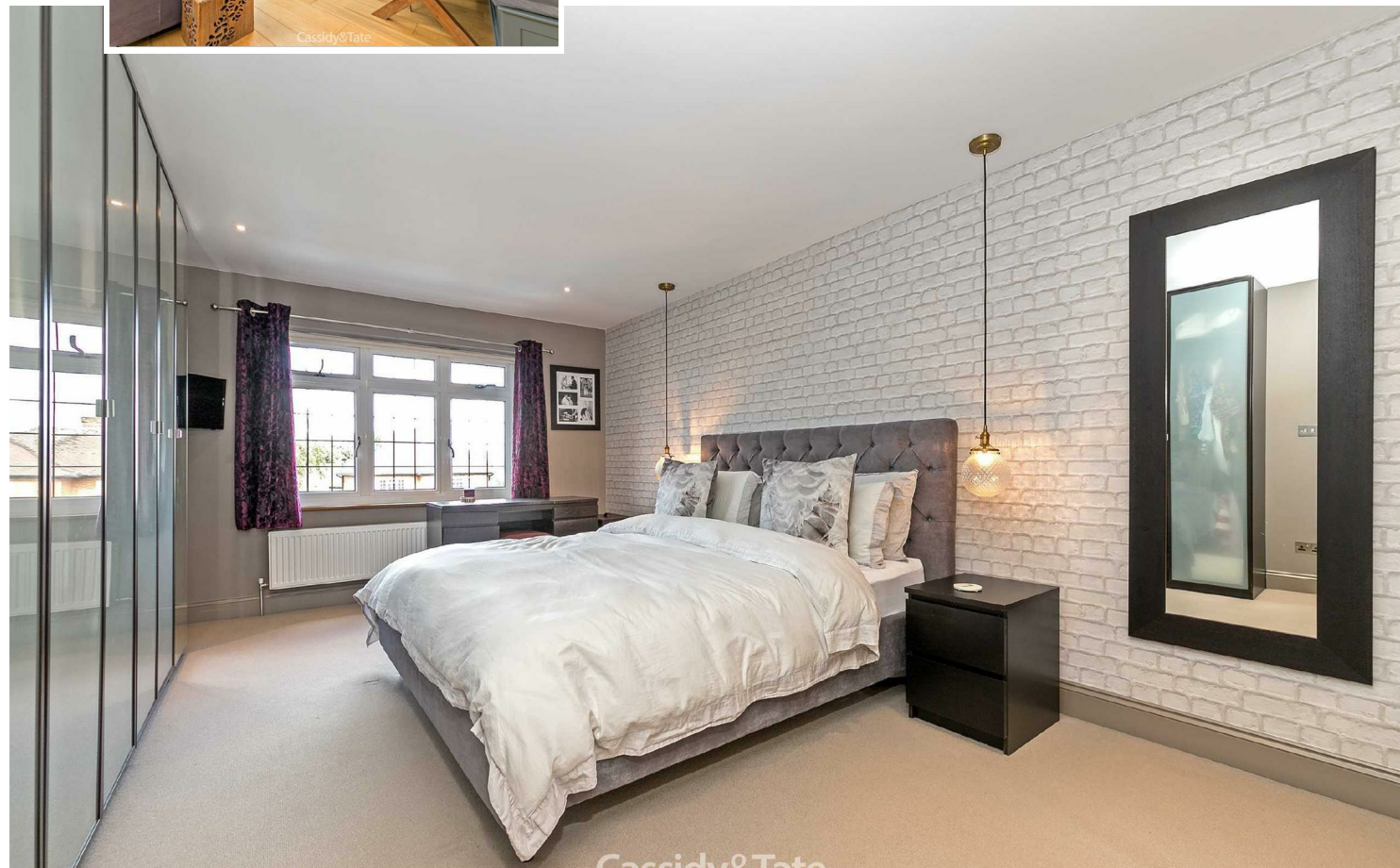
Why Cassidy & Tate

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



Cassidy&Tate

Specialists in Bespoke Properties

- Fully Refurbished Nash Semi
- Amazing Spec Throughout
- Master Bedroom En-Suite
- Three Reception Rooms
- Extended To Side & Rear
- Four Bedrooms
- Utility, Cloakroom & Solar Panels
- School Catchment Area

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	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
Not environmentally friendly - higher CO ₂ emissions		
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