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Cassidy
& Tate
Your Local Experts



Award Winning Agency



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SANDPIT LANE
ST ALBANS
AL4 0BX

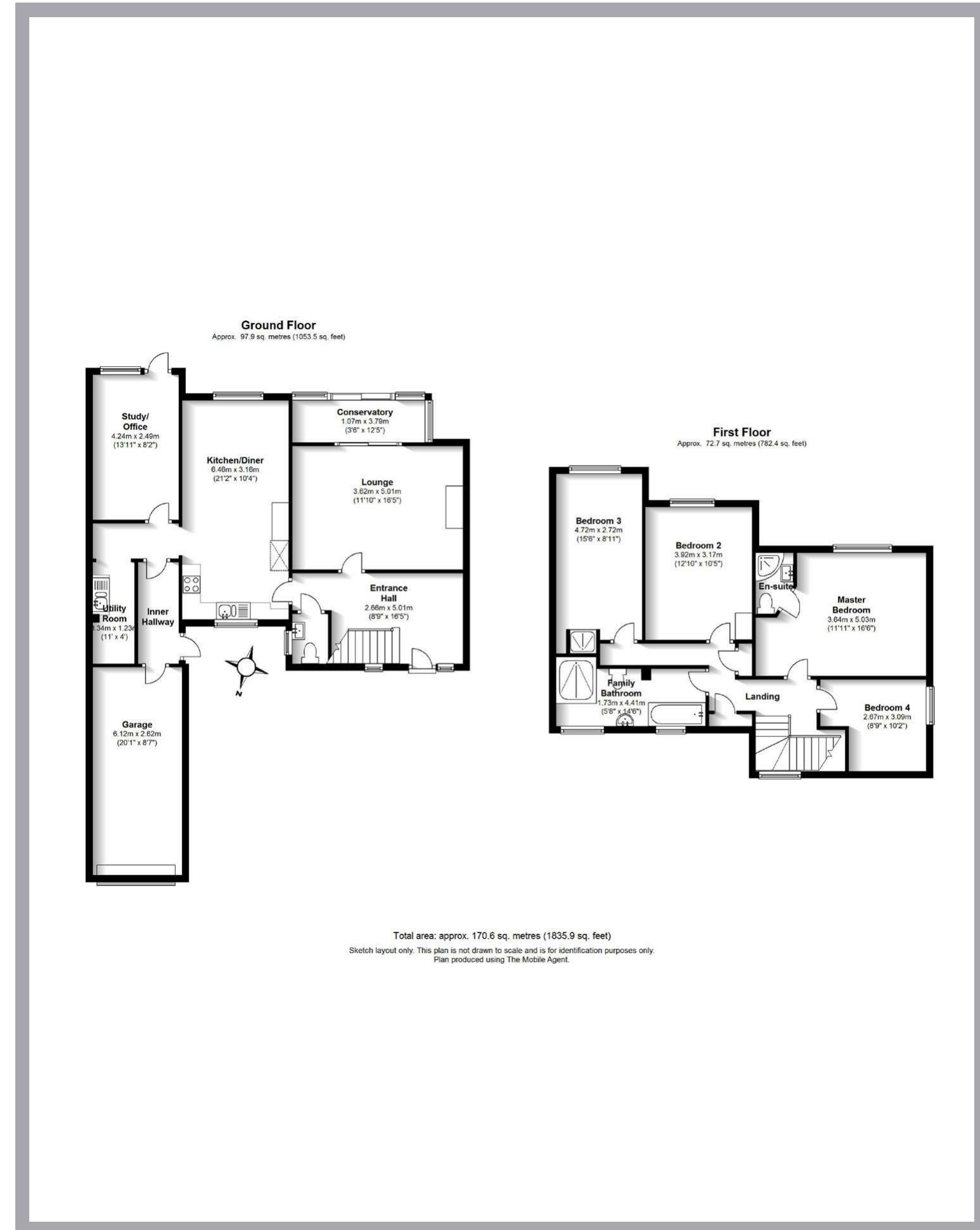
Price £825,000

EPC Rating: G Council Tax Band: F



All The Ingredients Needed For A Fabulous Lifestyle

A substantial four bedroom family home situated on a popular road, close to highly regarded local schooling and is being offered for sale with no upper chain. The spacious accommodation and layout has been designed with care and attention to match the lifestyle of the busy modern family. Having recently been refurbished throughout, this well presented home boasts a fitted kitchen with integrated appliances and feature centre island, two reception rooms, a conservatory, downstairs cloakroom and utility/boot room complete the ground floor. Further features include a master bedroom with en-suite, three further good sized bedrooms and a family bathroom with a double walk-in shower. Outside, the property is complemented by a well maintained rear garden, landscaped front garden with driveway providing off street parking for several cars and in turn leads to the garage.



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

- Four Bedroom Detached
- Prime Location
- Fully Refurbished
- Three Reception Room
- Master Bedroom En-Suite
- Kitchen / Dining Room
- Utility / Boot Room
- Chain Free

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	



