



HIGH STREET

ST. ALBANS

AL4 9BZ

Price Guide £425,000



## All The Ingredients Needed For A Fabulous Lifestyle

A beautiful one/two bedroom cottage with many retained character features, in the heart of the sought after village of Sandridge and within walking distance of St Albans High Street. There are 3 lovely pubs in this village and the gorgeous Heartwood Forest is also within walking distance nearby. The ground floor comprises a large living room with an Inglenook style fireplace and stylish engineered timber flooring leading into a well appointed kitchen/dining room. A recently fitted family sized shower room completes the layout of the ground floor. On the first floor there is a principle bedroom with steps up to a converted useable loft room/study. The original second bedroom is now a bespoke shower room.





*Specialists in Bespoke Properties*

- Terrace Period Cottage
- Village Centre
- Walk to Heartswood Forest
- Two Showerrooms
- Beautifully Refurbished
- Pretty Garden
- One/Two Bedrooms
- Walk To St Albans

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			
Not energy efficient - higher running costs			
		61	85
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	





# Perfect Fusion of Location And Way of Living

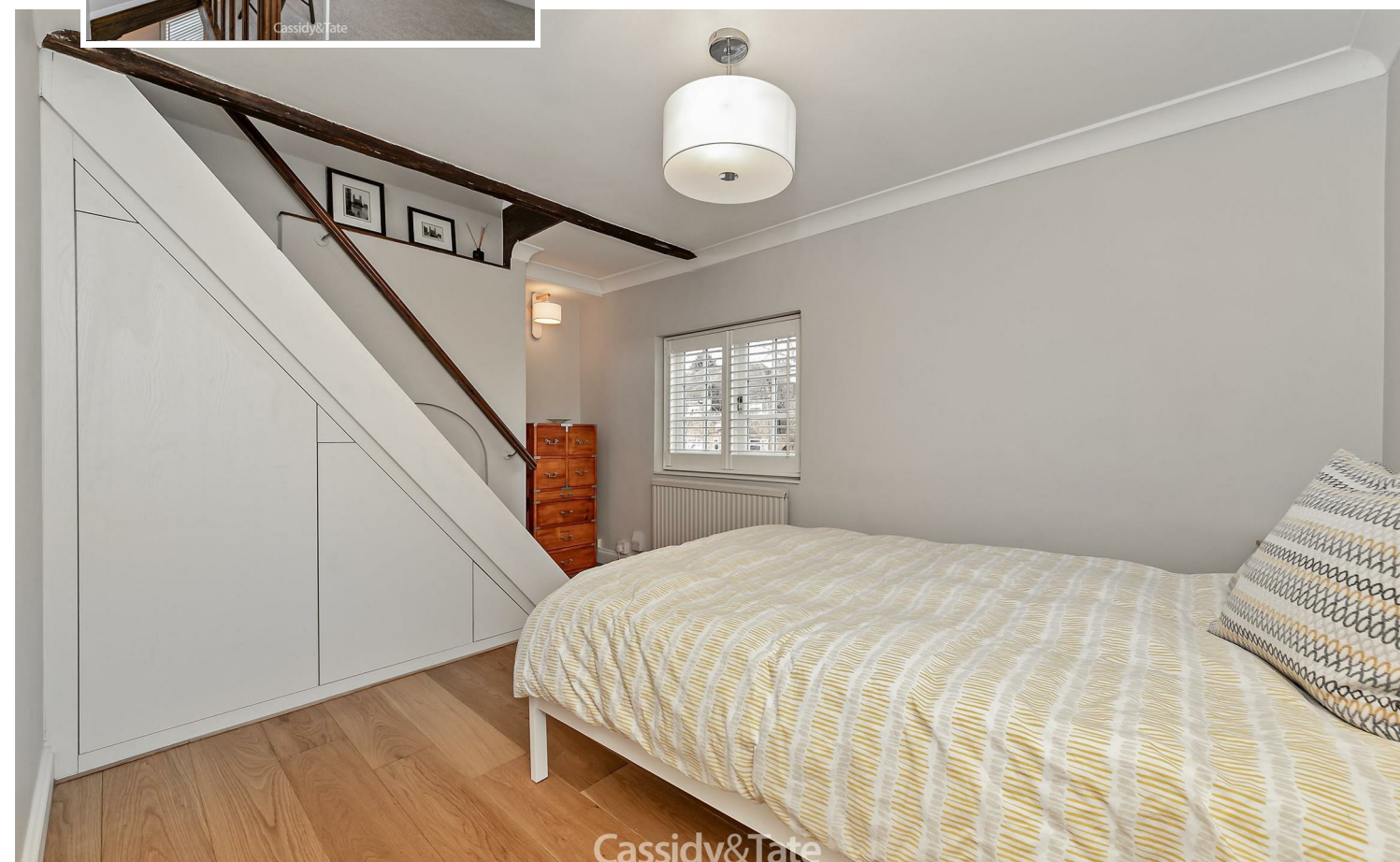
## Why Cassidy & Tate

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

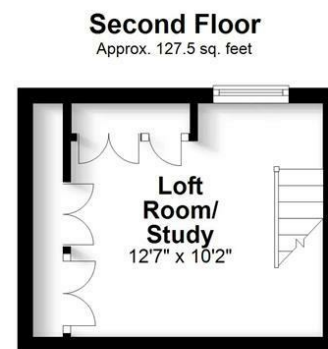


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Total area: approx. 740.3 sq. feet

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Plan produced using PlanUp.

Award Winning Agency