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Cassidy
&Tate
Your Local Experts



Award Winning Agency

www.cassidyandtate.co.uk



SANDRIDGE ROAD
ST. ALBANS
AL1 4AQ

Guide Price £775,000



All The Ingredients Needed For A Fabulous Lifestyle

A period semi-detached home just a little way along from the lovely open space at Bernards Heath and within walking distance of the High Street. Located to the North of the city centre this well presented family home has three bedrooms, a huge garden, and has potential to extend, subject to obtaining the necessary planning consents. The property is also well placed for walking to Bernards Heath Junior School. A lovely modern decor is combined with some character features creating a comfortable and welcoming home. Living accommodation briefly comprises of an entrance hall, living room, 18ft kitchen/breakfast room, utility room, downstairs shower room, two double bedrooms, a good sized third bedroom and a family bathroom. A particular feature of this property is the lovely, very large and mature rear garden which enjoys a useful summer house towards the end of the garden and would make an ideal work from home space. To the front of the property is a driveway providing off road parking. Sandridge Road is a convenient location and proves favourably for families.



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

- Three bedrooms
- Large Garden
- Close To Park
- Bernards Heath School
- Semi-Detached
- Garden Office
- Walk To Town Centre

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		
England & Wales EU Directive 2002/91/EC		

