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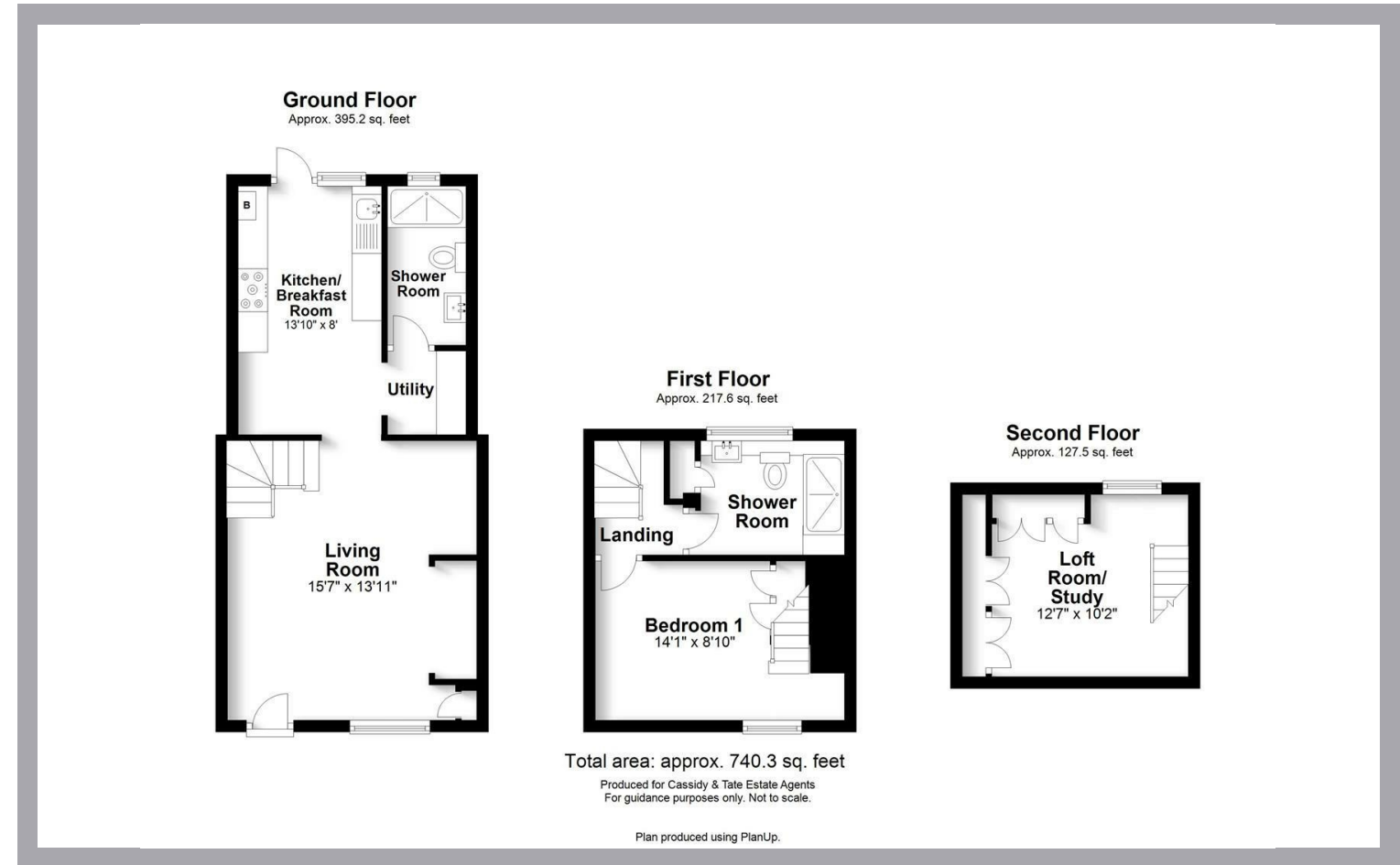
Award Winning Agency



www.cassidyandtate.co.uk

HIGH STREET
ST. ALBANS
AL4 9BZ

Price Guide £425,000



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.

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 Heartwood Forest
- Two Showrooms
- 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			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		61	
(21-38) F			
(1-20) G			
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			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	