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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

SPENCER PLACE
ST ALBANS
AL4 9DW

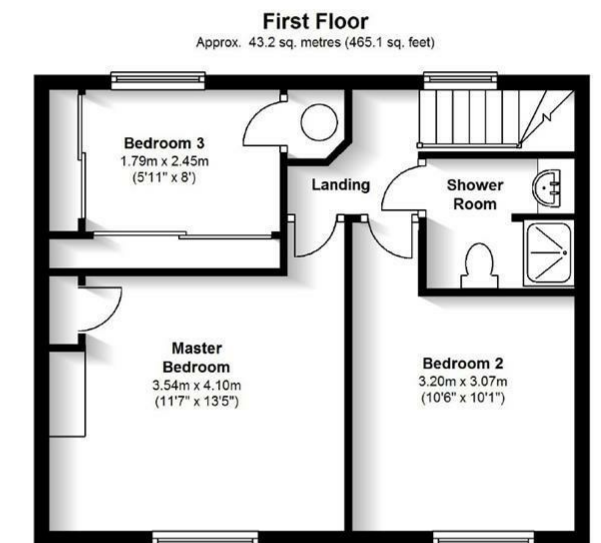
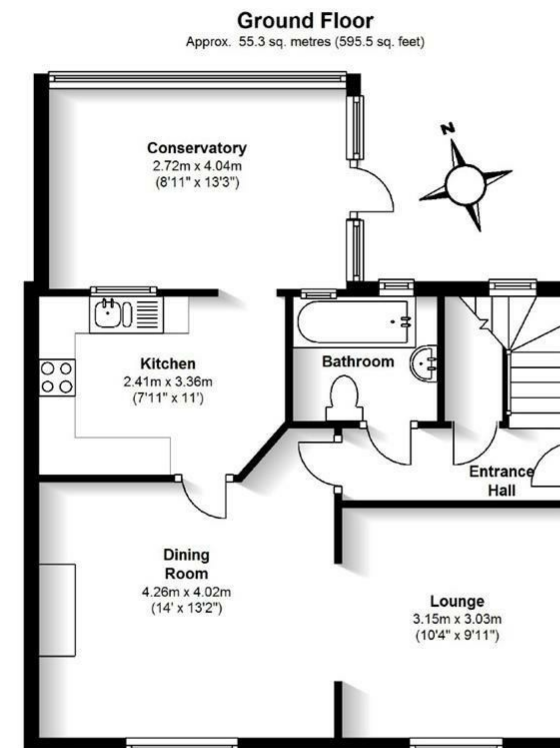
Guide Price £495,000

EPC Rating: G Council Tax Band: D



All The Ingredients Needed For A Fabulous Lifestyle

Positioned in a cul de sac on the fringes of Sandridge Village, is this deceptively spacious three bedroom semi detached home which overlooks countryside, and has the potential to extend subject to obtaining the relevant planning consents. This family home makes the most of space and natural light generating a home that is beautifully presented along with living accommodation that interconnects and flows well. The adaptable ground floor accommodation features two reception rooms, a fitted kitchen, downstairs bathroom and a light filled conservatory. To the first floor are two double bedrooms, a further bedroom and an additional shower room. To the outside is a low maintenance rear garden with patio area and to the front a part brick driveway allowing for off road parking. The property is being sold with the added benefit of no upper chain. Sandridge is a pretty Village within the catchment of good local schools and local amenities.



Total area: approx. 98.5 sq. metres (1060.6 sq. feet)
Sketch layout only. This plan is not drawn to scale and is for identification purposes only.
Plan produced using The Mobile Agent.

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

- Cul-de-Sac Location
- Three Bedroom Semi
- Bath & Shower Room
- Conservatory
- Overlooking Countryside
- Large Family Garden
- Two Reception Rooms
- 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		



