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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

HIGH STREET
ST ALBANS
AL4 9BZ

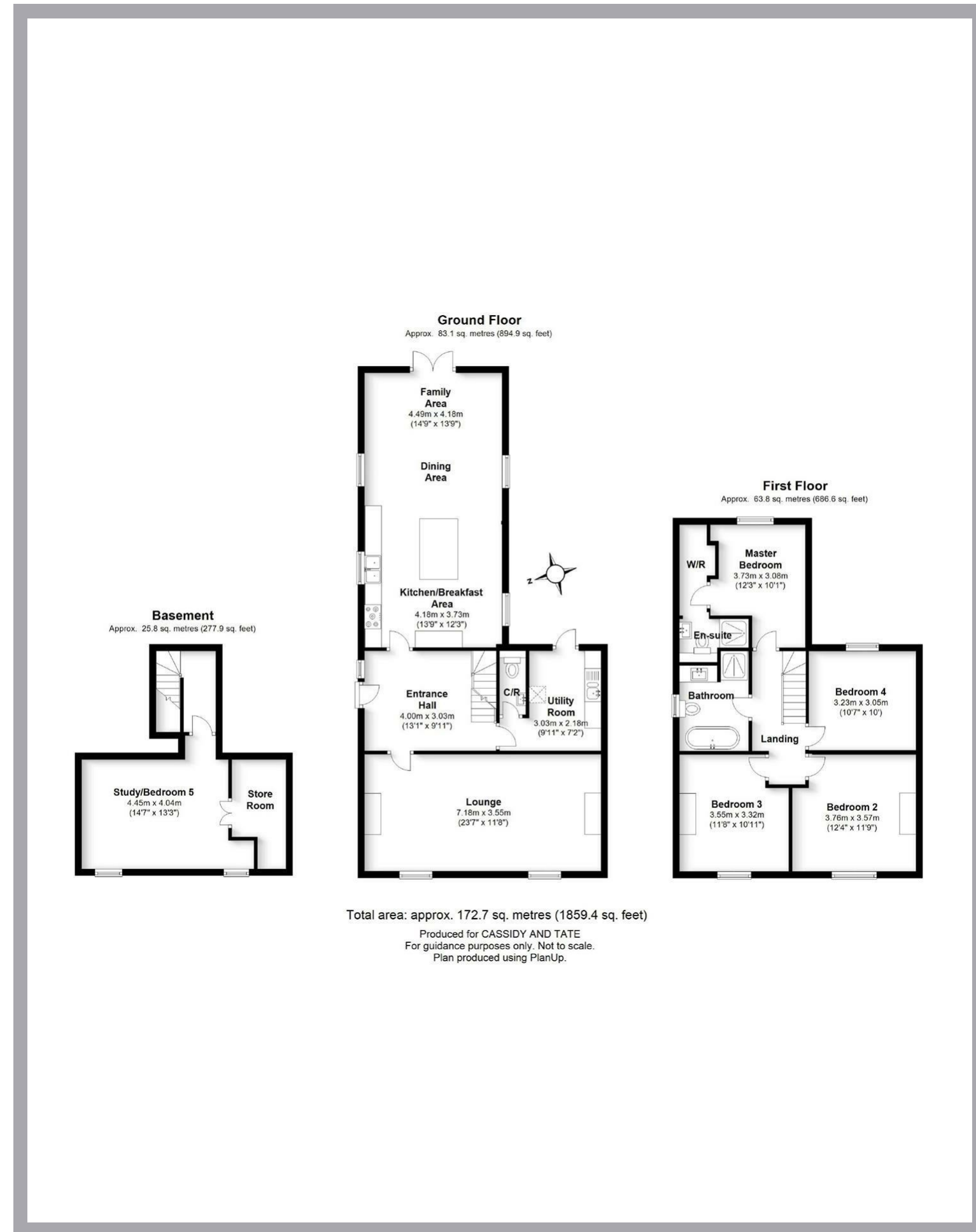
Guide Price £895,000

EPC Rating: G Council Tax Band: F



All The Ingredients Needed For A Fabulous Lifestyle

In the 1950's this double fronted property was the local Post Office, on the High Street of Sandridge. Now known as 'The Old Post Office', it is a beautiful and very comfortable home that is split into three levels of functional and versatile living accommodation. This fabulous property has been refurbished throughout with high quality fixtures and finishes but yet retains some charm of days gone by. Brick built fireplaces, wooden beams, wood panels and solid wood flooring and oak ledge doors to name but a few character features that are blended with contemporary style fittings. Taking precedence on the ground floor is a huge open plan kitchen/breakfast/family room and a full-width lounge to the front of the property. A large entrance hall, utility room and cloakroom completes the ground floor. To the first floor is the master bedroom, complete with walk-in wardrobe and en-suite. The three remaining bedrooms are served by the family bathroom. The basement is currently being used as a fifth bedroom. Patio doors from the family room leads to the mature rear garden with a good sized paved patio area. The ever-popular Sandridge is a quaint village with three pubs, a local shop, Heartwood Forest and is within the catchment of outstanding primary and secondary schools.



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

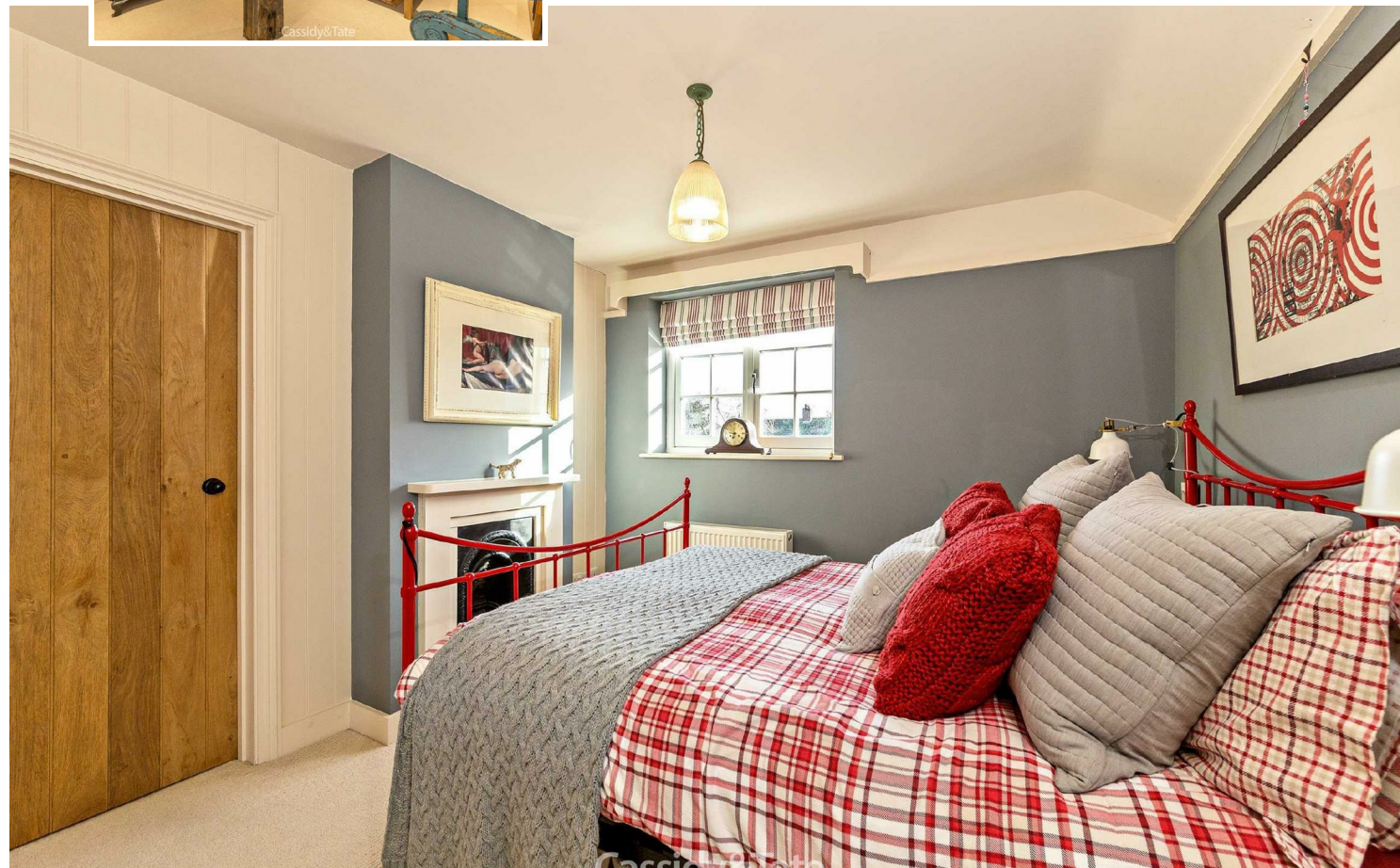
Why Cassidy & Tate

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



Cassidy&Tate

Specialists in Bespoke Properties

- The Old Post Office
- Refurbished To A High Spec
- Double Fronted Cottage
- Off Street Parking
- Split Over Three Levels
- Open Plan Accommodation
- Family Garden To Rear
- 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	



