

St Albans Office
10 High Street, St Albans
Herts AL3 4EL
01727 228428
stalbans@cassidyandtate.co.uk

Marshalswick Office
59 The Quadrant, St Albans,
Herts AL4 9RD
01727 832383
marshalswick@cassidyandtate.co.uk

Wheathampstead Office
39 High Street, Wheathampstead,
Herts AL4 8BB
01582 831200
wheathampstead@cassidyandtate.co.uk

Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

ST ALBANS ROAD
ST ALBANS
AL4 9LP

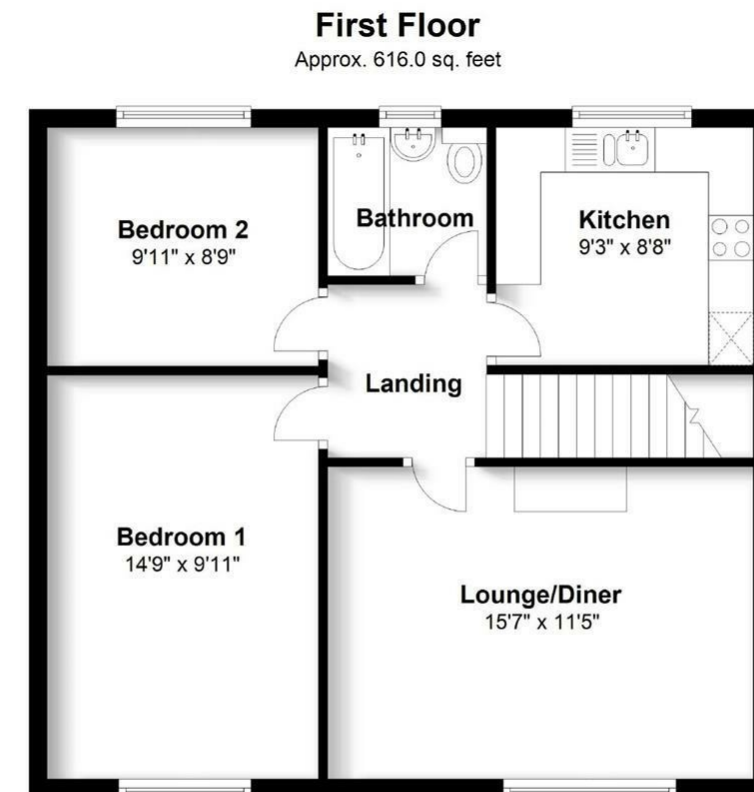
Guide Price £350,000

EPC Rating: G Council Tax Band: C



All The Ingredients Needed For A Fabulous Lifestyle

A two bedroom, first floor maisonette like this one is a rarity where not only is it being offered for sale with no upper chain, it also benefits from a long lease and boasts its own private garden and a garage en bloc. Internally the property enjoys good sized room dimensions presented in good decorative order throughout. A large landing leads to a light and bright 15ft lounge /diner, a modern fitted white kitchen, two double bedrooms and a family sized bathroom. The property also benefits from loft storage space which could with ease of effort been made into a further room. Outside the property features a private enclosed rear garden which is mainly laid to lawn, and off road parking. St. Albans Road, is situated a short distance from Sandridge Village which boasts beautiful open countryside. Sandridge has its own general store and is home to the lovely Heartwood Forest. St. Albans city centre with its extensive shopping and leisure facilities remains only a short distance away.



Total area: approx. 616.0 sq. feet

Produced for CASSIDY AND TATE
For guidance purposes only. Not to scale.

Plan produced using PlanUp.

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

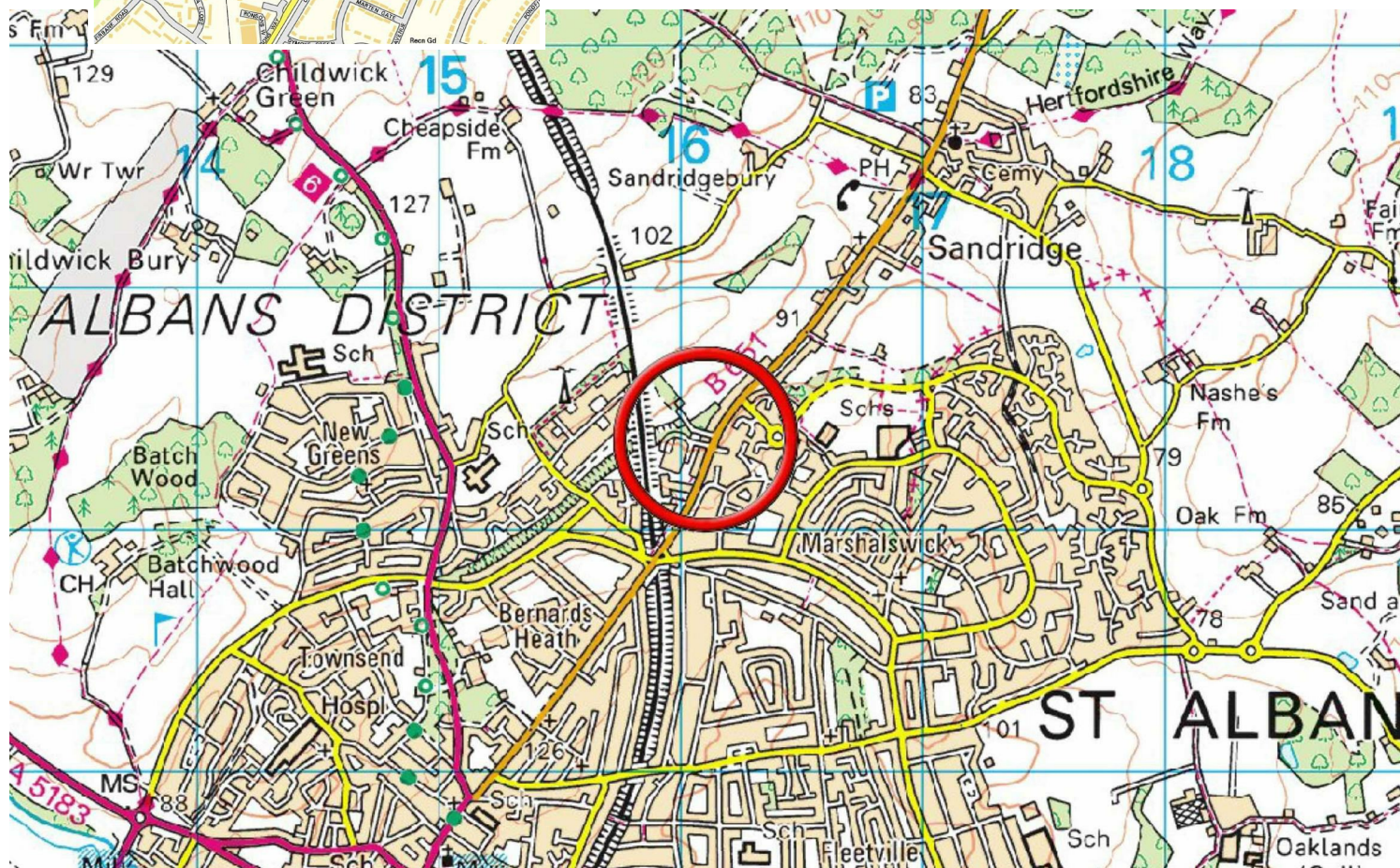
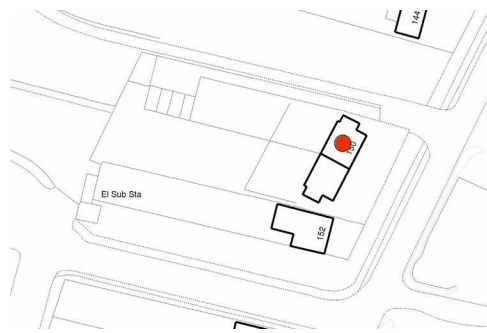
Why Cassidy & Tate

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

- First Floor Maisonette
- Garage
- Off Street Parking
- Loft Storage Space
- Two Double Bedrooms
- Private Garden
- Long Lease
- Chain Free

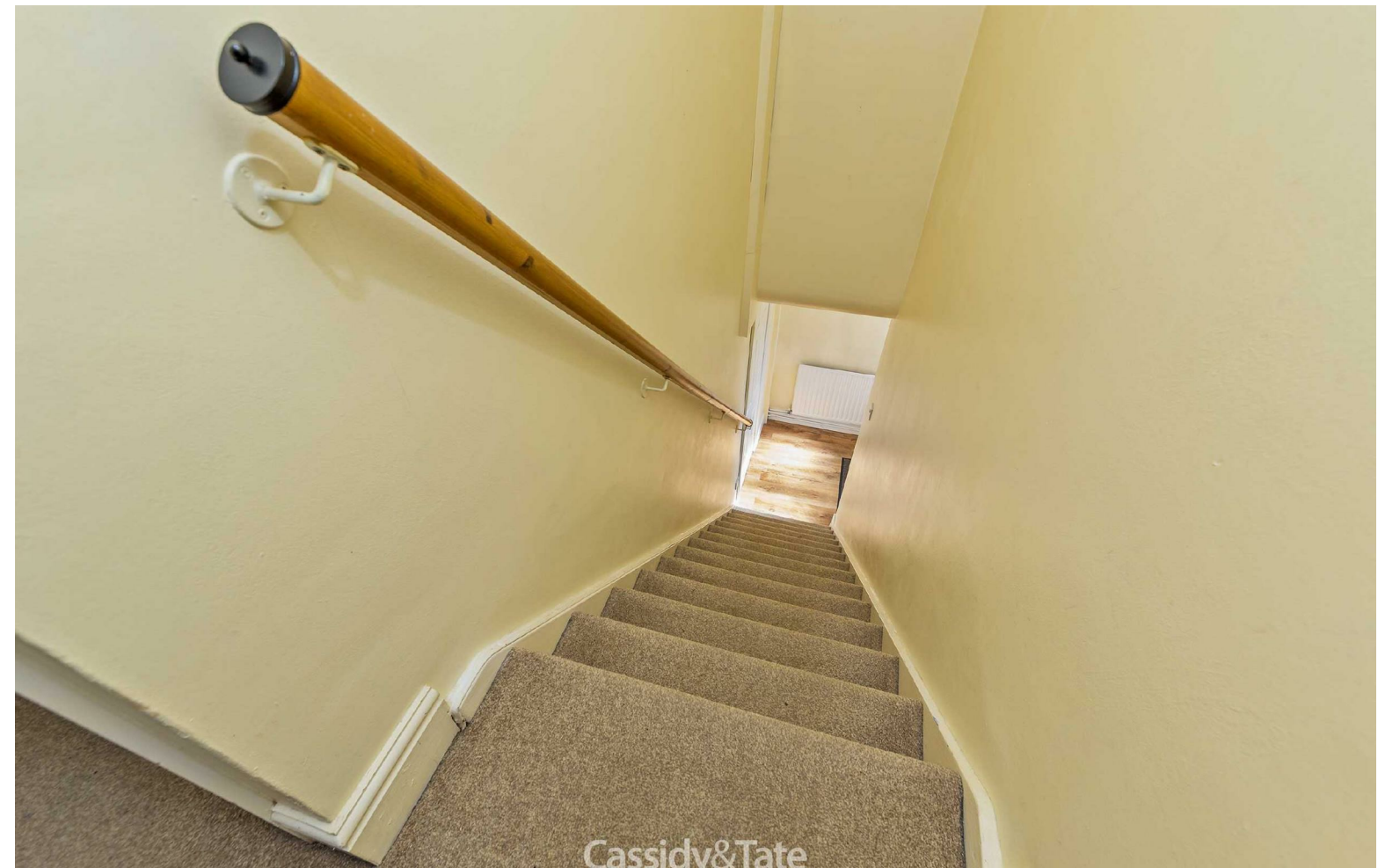
Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	1	1

EU Directive 2002/91/EC





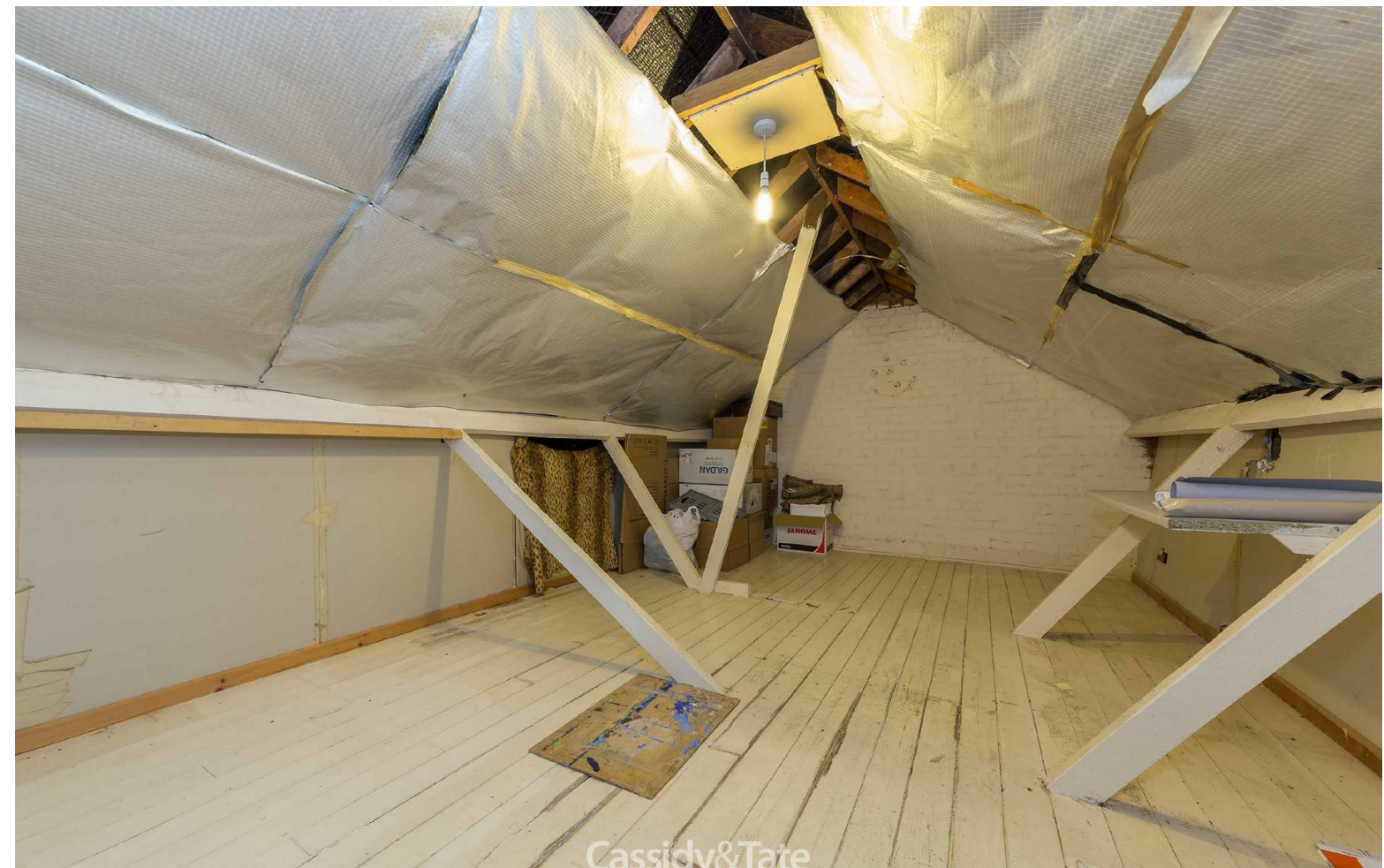
Cassidy&Tate



Cassidy&Tate



Cassidy&Tate



Cassidy&Tate