

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

SANDPIT LANE
ST ALBANS
AL4 0BX

Guide Price £900,000

EPC Rating: G Council Tax Band: G



All The Ingredients Needed For A Fabulous Lifestyle

Positioned in a most sought after location, next to open playing fields is this substantial four bedroom detached family home that maximises space and is complemented by a bright and airy ambience. The downstairs versatile living accommodation includes a well proportioned lounge/diner, separate family room, fitted kitchen/diner, utility room and a cloakroom. To the first floor is a master bedroom with en-suite, three further ample sized bedrooms which are served by a family bathroom. Externally the property is complemented by a generous sized, low maintenance rear garden and to the front, a garage and carport. The property has been extended but has the potential to extend further if desired (stpp). Sandpit Lane is conveniently located for highly acclaimed good local schools. St Albans city centre and the mainline railway station remains only a short distance away.



Total area: approx. 217.2 sq. metres (2338.0 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

- Potential To Extend (stpp)
- Prime Location
- Three Reception Rooms
- Large Rear Garden
- Good Catchment For Schools
- Four Bedroom Detached
- Fitted Kitchen/Diner
- Driveway

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



