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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

SOUTH RIDING
ST ALBANS
AL2 3ND

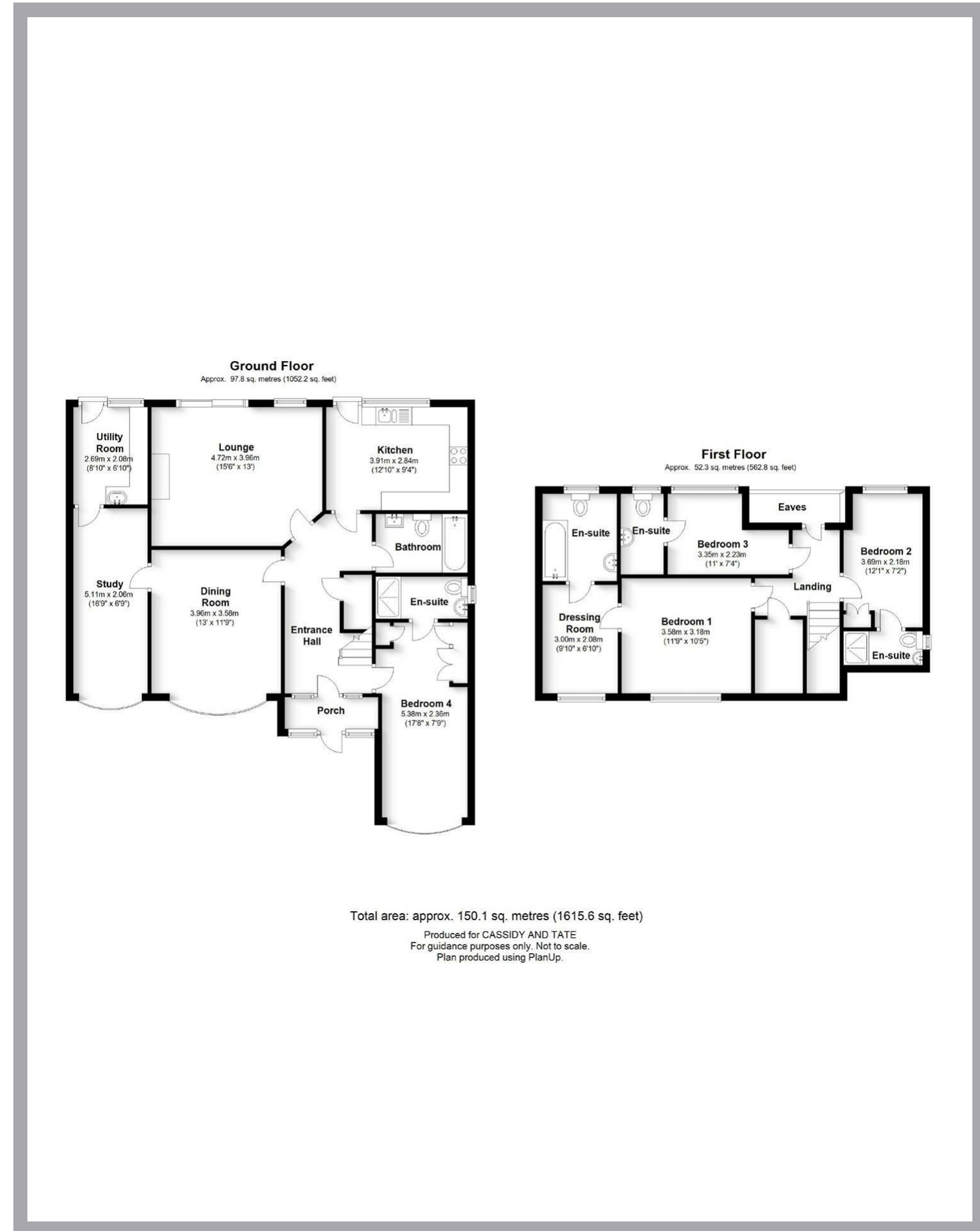
Guide Price £675,000

EPC Rating: G Council Tax Band: F



All The Ingredients Needed For A Fabulous Lifestyle

Set well back from the road on a carriage driveway is this four bedroom chalet style detached property, situated in the popular area of Bricket Wood. Internally the property is presented with a tasteful decor and a contemporary feel melded with a floorplan that allows for practical and versatile living. On the ground floor is a dining room with bay window, a well proportioned and cosy lounge with feature fireplace, a re-fitted kitchen with complimentary tiling and work top surfaces, a utility room, study, a downstairs bathroom and the fourth bedroom which is complete with en-suite. Taking precedence on the first floor is bedroom one, complete with its own dressing room and en-suite. The two remaining bedrooms both with en-suites can also be found on the first floor. Patio doors from the lounge gives views over the lovely and well maintained rear garden which has two patio areas, perfect for outdoor entertaining. To the front is a block paved driveway providing off road parking for several cars. South Riding is located in the heart of Bricket Wood, close to local facilities.



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

- Detached Property
- Carriage Driveway
- Four Bathrooms
- Modern Kitchen
- Four Bedrooms
- Three Reception Rooms
- Tasteful Decor
- Lovely Rear Garden



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	



