

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

Knightsbridge Office  
45 Pont Street, Knightsbridge  
London SW1X 0BD  
020 7629 9966  
26@theknightsbridgeoffice.co.uk

Cassidy  
&Tate  
Your Local Experts



Award Winning Agency

ST LEONARDS CRESCENT

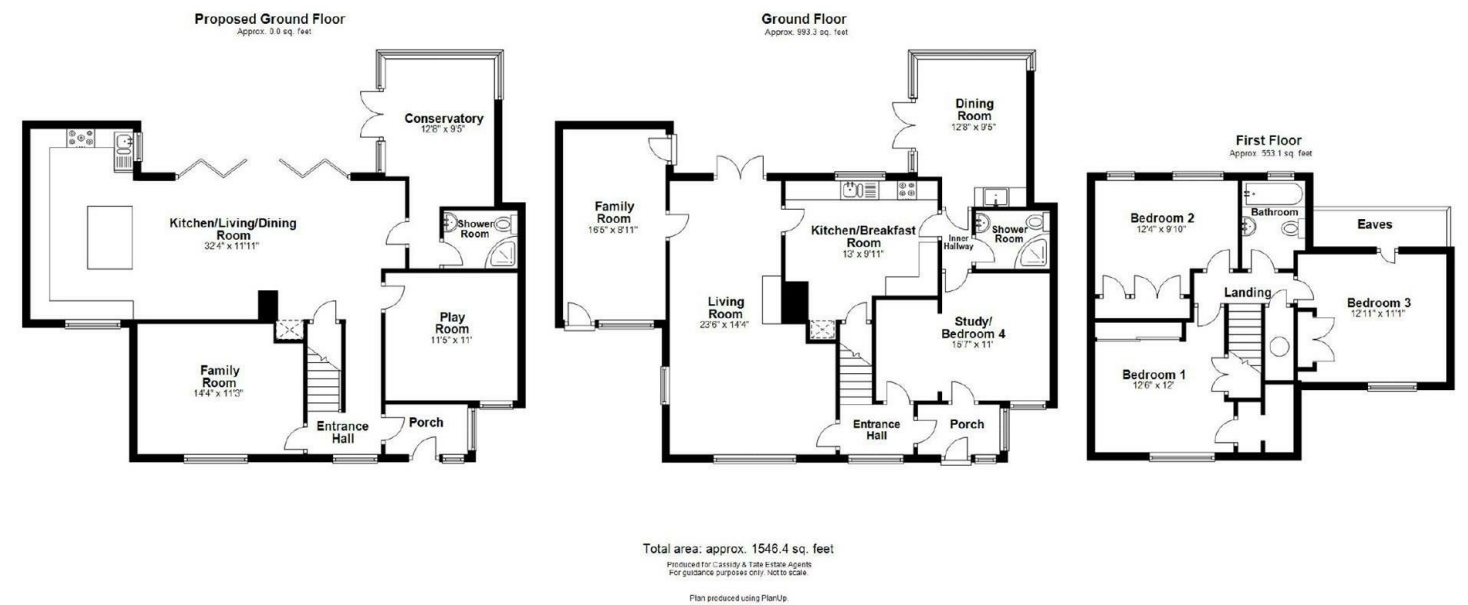
ST ALBANS

AL4 9EJ



# All The Ingredients Needed For A Fabulous Lifestyle

Cassidy & Tate are pleased to offer for sale this substantial three/four bedroom, semi-detached property positioned next to a small Green in Sandridge Village. The property has been extended providing excellent living accommodation comprising of an entrance porch, entrance hall, 23ft living room, separate family room, kitchen/breakfast room, inner hallway, study/bedroom four, dining room, and a shower room on the ground floor. On the first floor are three double bedrooms and the family bathroom. The ground floor living areas affords a particularly well thought out layout, designed with families in mind. The front to back, dual aspect living room is a welcoming and well-proportioned room, the family room allows for private living whilst the dining room is a lovely bright room, where windows and patio doors give a lovely view over the rear garden whilst dining. A particular feature of this property is that the study/bedroom four can be accessed via three separate entries; door from porch, door from entrance hall and the inner hallway which also gives access to the shower room and dining room. Outside is a beautiful mature and private rear garden. Stocked with a variety of shrubs and plants, mainly laid to lawn and a patio area. To the front of the property is a driveway providing off road parking. The property is a short walk of Heartwood Forest nature park. Sandridge is a popular village on the fringe of St Albans. The Village benefits from three country style pubs and a general convenience store. St Albans and Harpenden are the two closest towns, both with extensive shopping and leisure facilities and mainline stations into London St Pancras.



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

- Extended Semi Detached Home
- Three/Four Double Bedrooms
- Two/Three Reception Rooms
- Two Bathrooms
- Double Glazed Conservatory
- Modern Kitchen
- Off Street Parking
- Front & Rear Gardens

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>1</b>	<b>1</b>
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>1</b>	<b>1</b>
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Cassidy&Tate



Cassidy&Tate



Cassidy&Tate



Cassidy&Tate