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Cassidy
&Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

HOUSE LANE
ST. ALBANS
AL4 9ET

Guide Price £545,000

EPC Rating: G Council Tax Band: D



All The Ingredients Needed For A Fabulous Lifestyle

A beautifully presented three bedroom, end terraced property situated in the popular village of Sandridge. The property has been extended over two storeys and to the rear providing a flexible and comfortable family home. Accommodation comprises of an entrance hall, large and well proportioned living room with feature fireplace, fitted kitchen/breakfast room, and conservatory on the ground floor. Upstairs are two double bedrooms, a third bedroom and shower room. Outside is a low maintenance rear garden with patio area, lawned area and gated access for parking. To the front of the property is a lawned area with hedge border, picket style fence and side gated access to the rear. Sandridge is a pretty village situated to the north of St. Albans, home to two public houses, a general village store and close to several outstanding local schools. The enchanting New Heartwood forest is also situated within walking distance. The St Albans city centre is less than 2.5 miles away as well as a mainline railway station to London St Pancras.



Total area: approx. 1125.4 sq. feet

Produced for Cassidy & Tate Estate Agents
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



Specialists in Bespoke Properties

- Located In Sandridge Village
- Fully Refurbished
- End Of Terrace Property
- Four Reception Rooms
- Kitchen/Diner
- Three Bedrooms
- Upstairs Shower Room
- Utility & Cloakroom

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	





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