

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

RIPON WAY
ST. ALBANS
AL4 9AJ

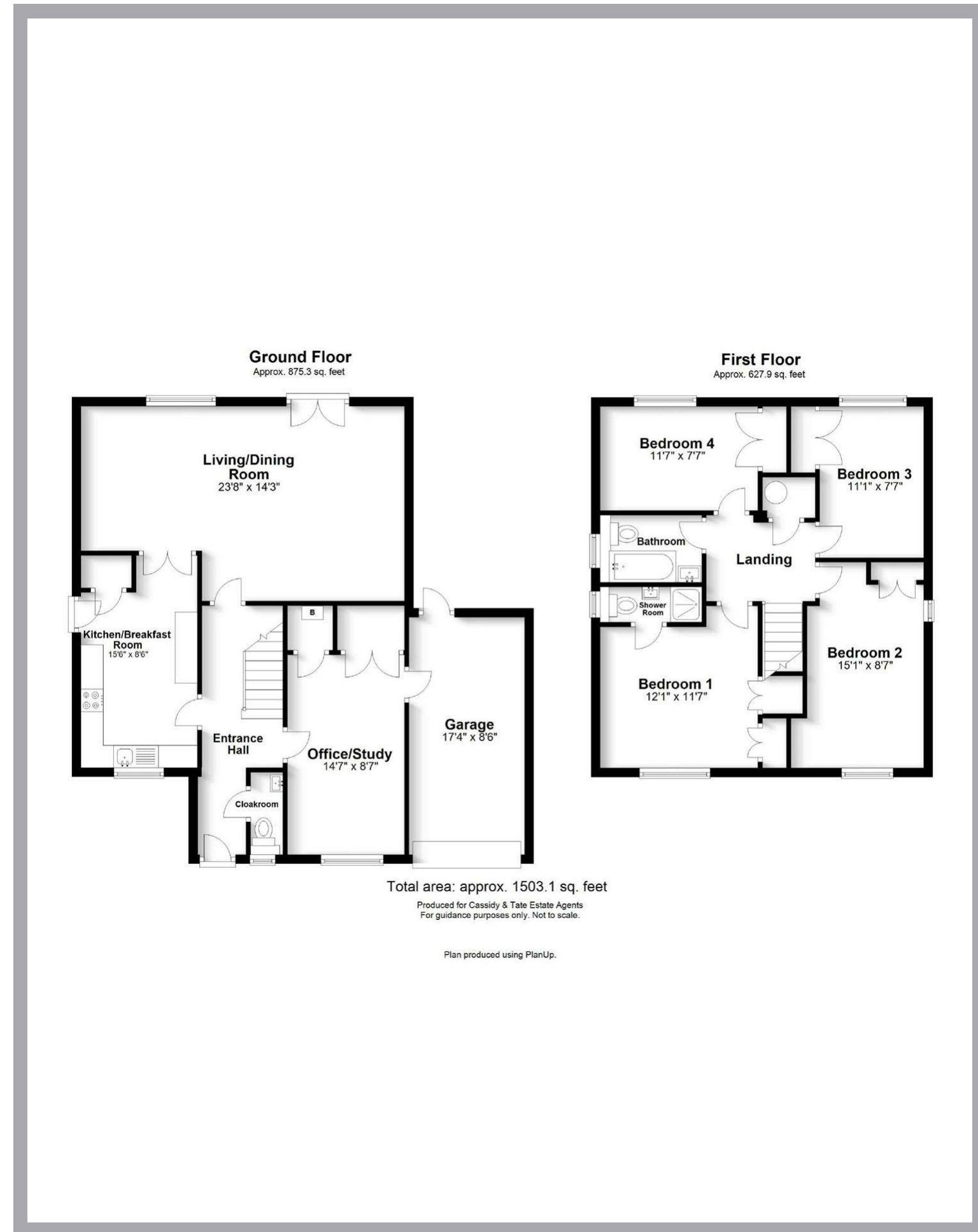
Guide Price £775,000

EPC Rating: G Council Tax Band: F



All The Ingredients Needed For A Fabulous Lifestyle

Positioned on a larger than average sized plot is this detached four bedroom property situated within a peaceful cul de sac located in the ever popular residential development of Jersey Farm. Having undergone a significant remodelling, this superb family home combines a cleverly thought out layout with contemporary features. The ground floor accommodation affords particularly well considered rooms that offer living spaces with families in mind. The living/dining room is a generous sized room perfect for when entertaining. A second reception room which would be a perfect study or separate family room. The 15ft kitchen/breakfast room, fitted with contemporary wall and base units. There is also a useful downstairs cloakroom. A courtesy door from the family room leads into a garage which if so desired could be converted stpp. On the first floor the main bedroom takes precedence with double wardrobes and en-suite shower room. Whilst the remaining three bedrooms are served by the family bathroom. A lovely low maintenance rear garden is privately enclosed via mature hedging with the feature of solar roof panels front and back and to the front is a driveway providing off road parking which in turn leads to the garage. Ripon Way is conveniently positioned for excellent schools and good local amenities including a 'Tesco' metro, a doctor and dentist surgeries and eateries. St Albans city centre and the mainline railway station remain only a short distance away.



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



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Specialists in Bespoke Properties

- Located In Jersey Farm
- Four Bedrooms
- Larger Than Average Garden
- School Catchment Area
- Detached Family Home
- En-Suite, Bathroom & Cloakroom
- Garage & Parking
- Solar Panels

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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