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Cassidy
& Tate
Your Local Experts



Award Winning Agency

www.cassidyandtate.co.uk



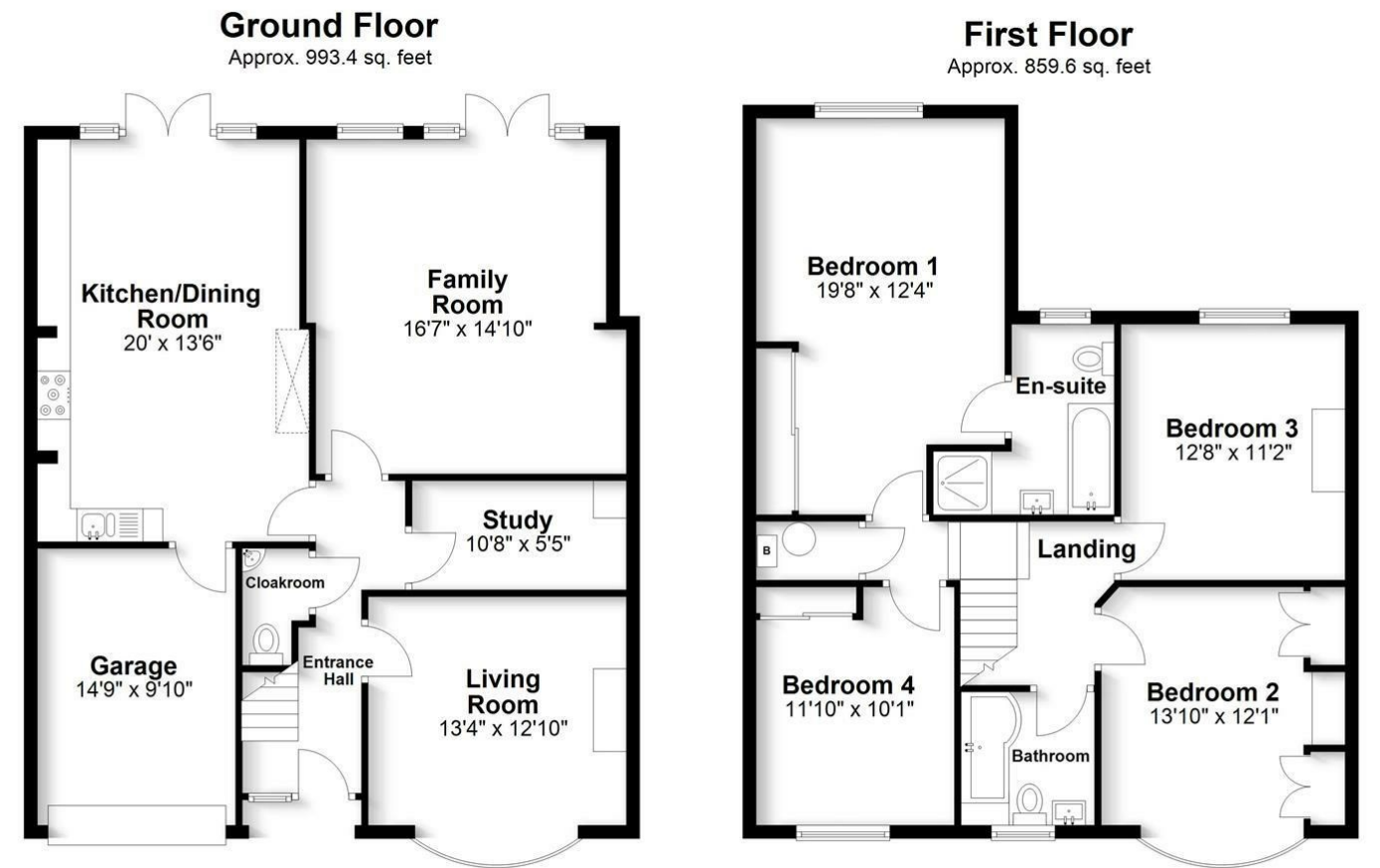
ST. ALBANS ROAD
SANDRIDGE
AL4 9LH

Guide Price £1,215,000



All The Ingredients Needed For A Fabulous Lifestyle

A handsome, double-storey bay-fronted semi-detached home, located on the raised cul-de-sac part of St Albans Road which runs between the City and pretty Sandridge village. An important feature of this home is that it is possible to walk into either the city or the village. Sandridge Village has three superb local pubs, a tea room, a local store and the beautiful open spaces of Heartwood Forest. Jersey Farm Park with its wide open spaces is also nearby. Perfectly located for access to the renowned Sandringham School, this four double-bedroom family home comprises over 1700 sq ft of accommodation. and has a large live-in/eat-in kitchen and a family room to the rear, opening onto the garden. There is a separate sitting room to the front and a garage. upstairs are four double bedrooms, an en-suite and a family bathroom. There is also potential to convert the loft if required, subject to any planning consents. To the rear is a large family garden and patio entertaining area and to the front plenty of off-road parking for numerous vehicles. St Albans itself has a bustling city centre filled with a wide range of shops, restaurants, cafes, and pubs. The city offers a vibrant and diverse shopping and dining experience, with a mix of independent boutiques and well-known chain stores.



Total area: approx. 1853.0 sq. feet

Produced for Cassidy & Tate Estate Agents. For guidance purposes, 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

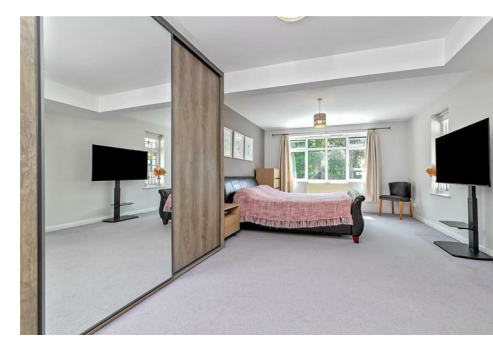
Why Cassidy & Tate

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

- Walk To Sandringham School
- Four Double Bedrooms
- Two Reception Rooms
- Large Family Garden
- Large Extended Home
- Two Bathrooms
- Garage & Parking
- CT: Band E and EPC: D

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		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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