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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

HIGH STREET
ST ALBANS
AL4 9DA

Price £285,000

EPC Rating: G Council Tax Band:



All The Ingredients Needed For A Fabulous Lifestyle

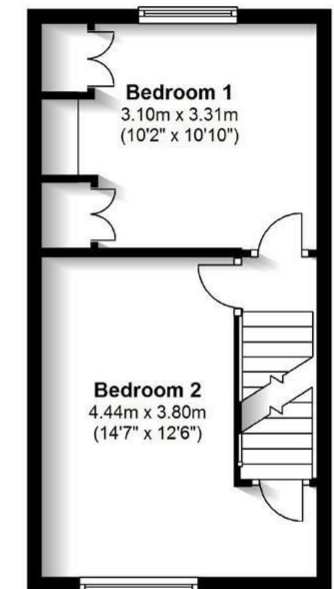
Charming in appearance, this delightful two bedroom cottage has been sympathetically refurbished to an impeccable standard. Modern finishing touches have been beautifully blended with the essence of a traditional character property such as exposed wooden beams creating the perfect contemporary ambiance throughout, which is complemented by a mature garden. The property is situated in the pretty village of Sandridge where Heartwood Forest is approximately 5 minutes away by car and is an on-going natural project supported by the Woodland Trust where the aim is to create an 850 acre wood from open fields in just 12 years. Already an established site of natural beauty, the woodland is a popular spot for ramblers, dog walkers and family picnics. St. Albans City Centre and mainline train station are easily accessible from the property as are connections to the M25, M1, A1 and all London Airports.



Ground Floor
Approx. 36.1 sq. metres (388.8 sq. feet)



First Floor
Approx. 29.0 sq. metres (312.5 sq. feet)



Total area: approx. 65.2 sq. metres (701.3 sq. feet)

Sketch layout only. This plan is not drawn to scale and is for identification purposes only.
Plan produced using The Mobile Agent.

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

- Victorian Terrace
- Partially Converted Loft Room
- Kitchen / Breakfast Room
- Modern Kitchen
- Two Double Bedrooms
- Character Features
- Utility Room
- Good Local Amenities

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	



