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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

ST ALBANS ROAD
ST ALBANS
AL4 9LJ

Guide Price £575,000

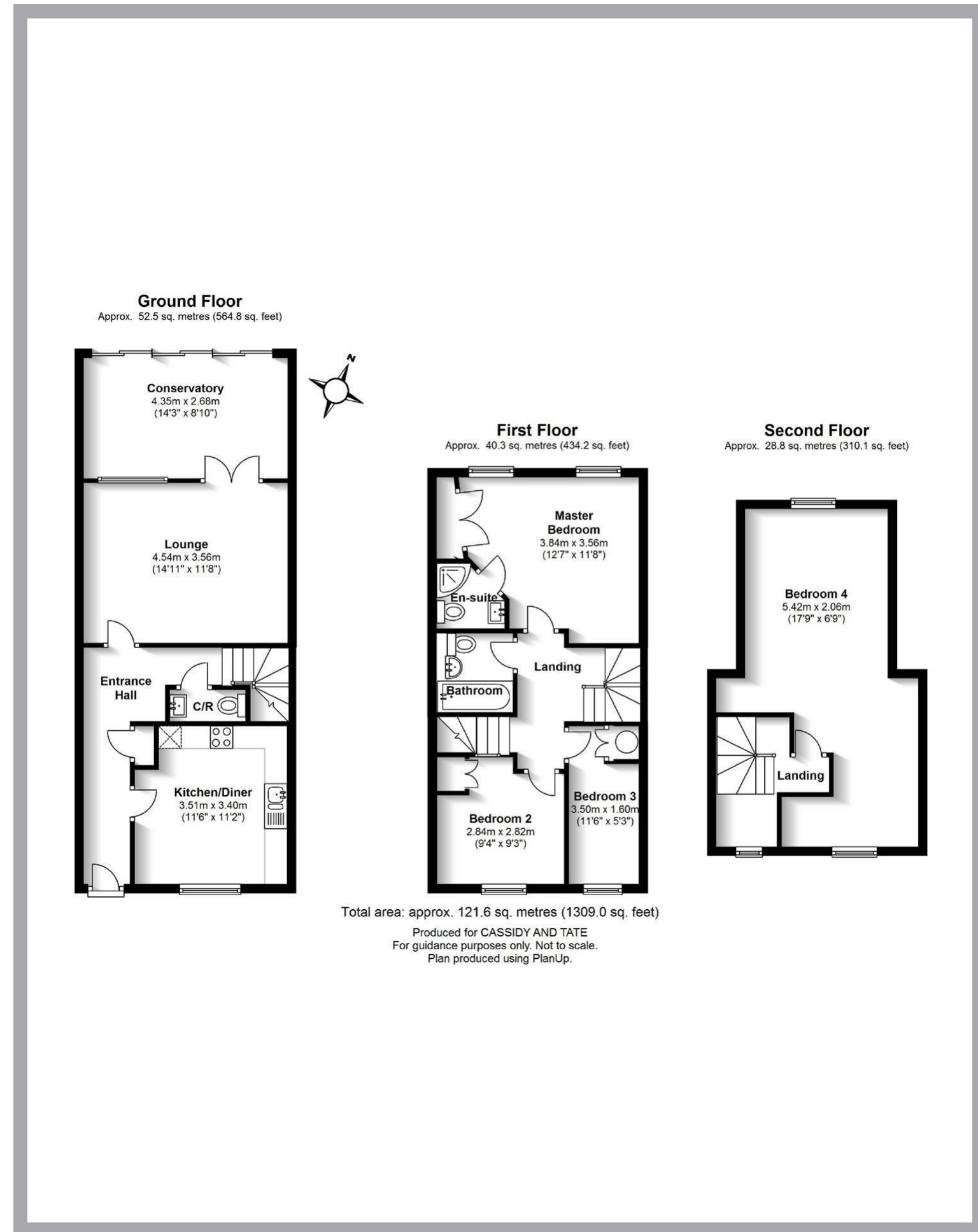
EPC Rating: G Council Tax Band: E



Cassidy&Tate

All The Ingredients Needed For A Fabulous Lifestyle

Ideally situated in a sought after location is this well presented four bedroom family home. The property which was constructed in 2008 is arranged over three floors offering flexible and versatile accommodation. To the ground floor there is a modern fitted kitchen/diner, lounge, a conservatory and a cloakroom. On the first floor is a master bedroom complete with en-suite shower room, a further two bedrooms, and a family bathroom. A fourth bedroom is situated on the second floor. To the outside, the rear garden is laid to lawn with views overlooking beautiful rolling fields. To the front there is a brick paved driveway to the front and a garage. The property is situated on the edge of the popular village of Sandridge; a traditional and attractive village, which provides good amenities. St. Albans Road is located within the catchment area of a number of highly regarded local schools.



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

- Modern Family Home
- Three Reception Rooms
- Downstairs Cloakroom
- Four Bedrooms
- Master Bedroom En-Suite
- Family Bathroom
- Garage & Parking
- Chain Free

| 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 | 1 | 1 |

EU Directive 2002/91/EC



