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Cassidy
&Tate
Your Local Experts



Award Winning Agency

SANDRIDGE ROAD

ST ALBANS

AL1 4AG



Cassidy&Tate

All The Ingredients Needed For A Fabulous Lifestyle

A three bedroom semi-detached property which would make an appealing investment purchase or a fabulous prospect for someone looking for a project to create a home for their own requirements. The property is currently converted into two self contained units but with ease of effort the property could be restored to its original form. As is the internal living accommodation comprises of an entrance hall, lounge with bay window, dining room, kitchen, cloakroom, family room and conservatory on the ground floor, On the first floor is the master bedroom, bedroom two, a third room which at present is being used as a kitchen and a family bathroom. To the outside of the property is an enclosed rear garden with access to the double width garage and parking for two cars. Further features include gas central heating and is being sold with the added benefit of no upper chain. Sandridge Road is a favourable address as it is not only within the catchment of excellent schools and the lovely open spaces of Bernards Heath, but also conveniently located a short walk away from the extensive shopping and leisure facilities of the city centre. The mainline railway station, linking St. Albans to London, St Pancras is only a short distance.



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Total area: approx. 1335.5 sq. feet

Produced for CASSIDY AND TATE
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

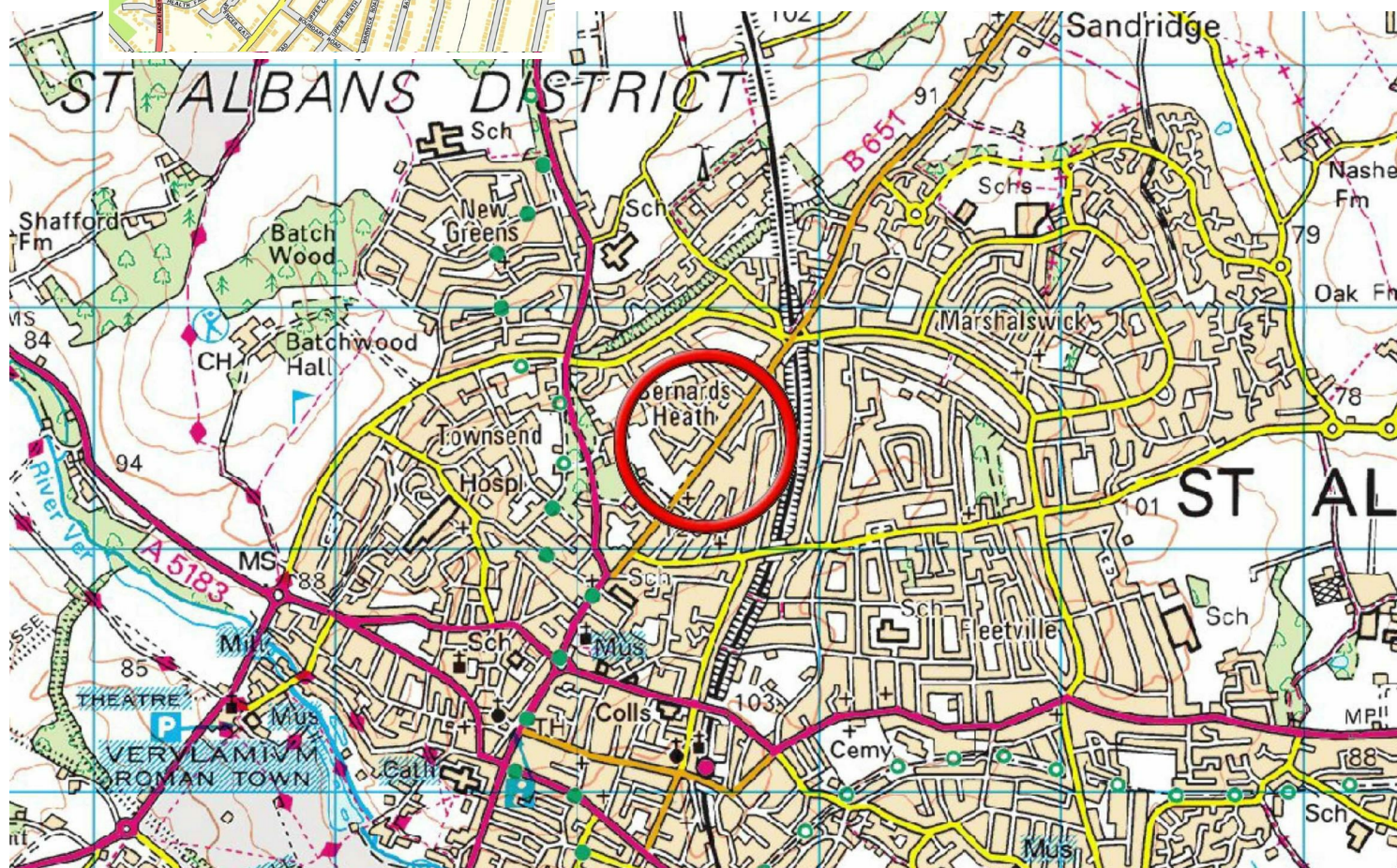
Why Cassidy & Tate

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



Cassidy&Tate

Specialists in Bespoke Properties

- Three Semi Detached
- Extended Ground Floor
- Garden & Off Street Parking
- Walking To Bernard's Heath
- Four Reception Rooms
- Converted Internal Into 2 Flats
- Double Detached Garage
- 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	1	1
Not energy efficient - higher running costs		
England & Wales	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		
(1-20) G	1	1
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

