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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

WEST RIDING  
ST. ALBANS  
AL2 3QS

Price Guide £1,100,000

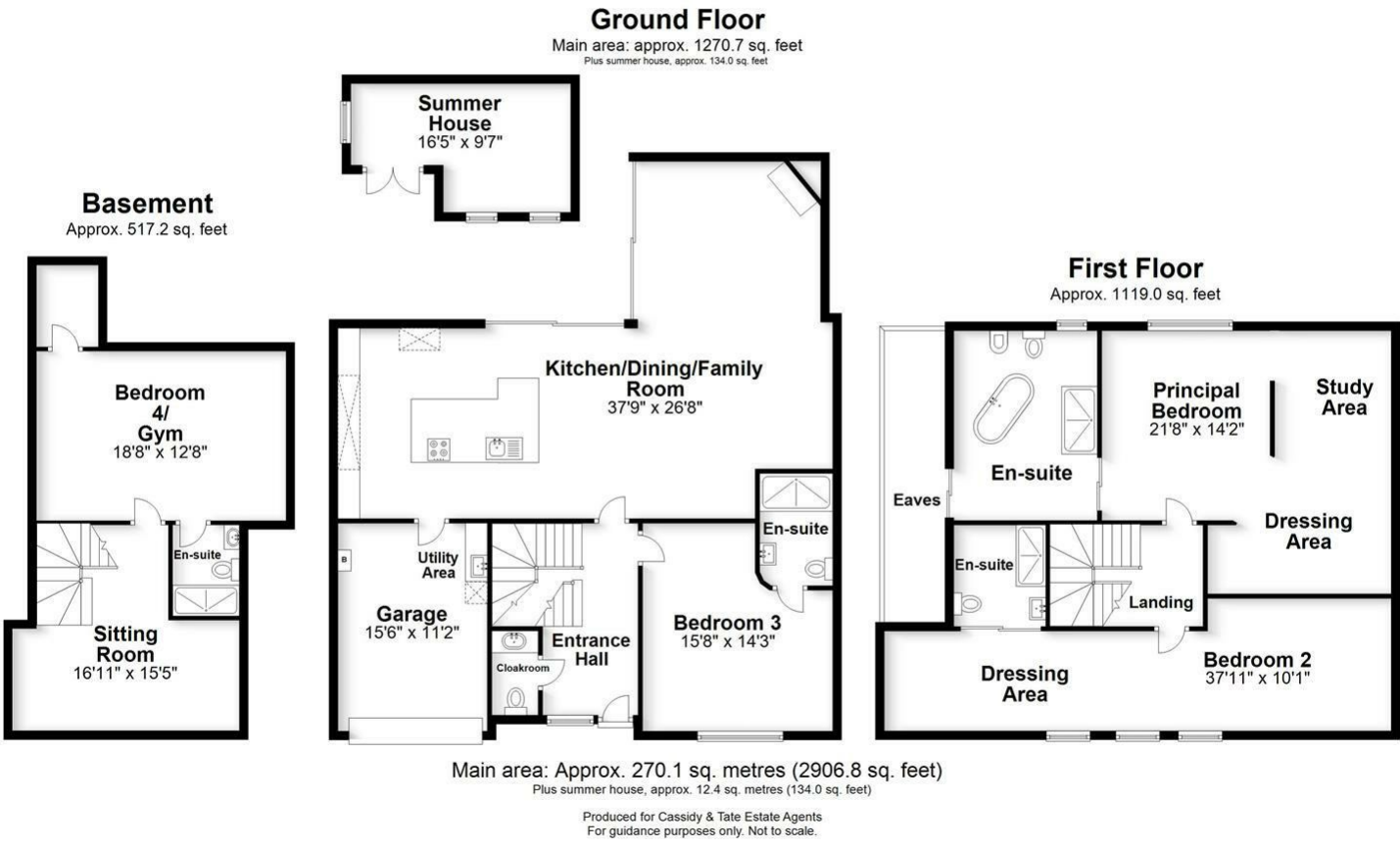
EPC Rating: B Council Tax Band:





# All The Ingredients Needed For A Fabulous Lifestyle

A substantial and attractive modern Bespoke four bedroom detached family built five years ago and situated in a most sought after road in Bricket Wood. The gated driveway provides off road parking for several cars and leads to the single garage. With a floorplan measuring over 2,900sq ft and arranged over three levels, this beautifully presented, bright and contemporary property will give you a sense of space and sophistication throughout. The accommodation is versatile and fits into most desired family requirements. The specification is of the highest standard and should be admired when viewing. West Riding is ideally placed within walking distance of the nearby shopping parade in Bricket Wood. Bricket Wood itself enjoys beautiful green spaces and woodland, gives easy access to the major motorway networks and is close to excellent schools. More comprehensive shopping and leisure facilities can be found in the nearby city of St. Albans which also provides a mainline train station with direct services to London. EPC Band 'B'.



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



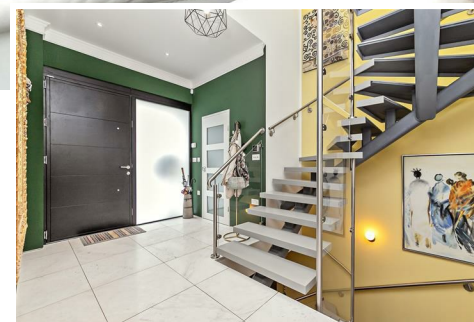
## Why Cassidy & Tate

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*

- Contemporary Detached Home
- Four Double Bedrooms
- Open Plan Kitchen/Living Room
- Office/Summerhouse
- Private Parking
- Four Luxurious Bathrooms
- Semi Rural Location
- Private Gardens

Free Online Valuation



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B	86	
(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		



