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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

HIGHFIELD ROAD
ST. ALBANS
AL4 9BU

Offers In Excess Of £599,950

EPC Rating: E Council Tax Band:



All The Ingredients Needed For A Fabulous Lifestyle

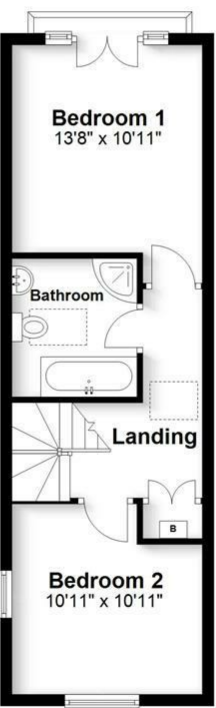
Nestled on the charming Highfield Road in Sandridge, St. Albans, this delightful detached house presents an excellent opportunity for families and professionals alike. Boasting two spacious double bedrooms, the property features a lovely Juliet balcony in the principal bedroom, allowing for a touch of elegance and a pleasant view of the surrounding area. The heart of the home is an inviting open-plan kitchen, which not only provides a perfect space for cooking and entertaining but also offers further potential for extension on the ground floor. This flexibility allows you to tailor the space to your needs, whether you envision a larger dining area or an additional living space. Outside, the property is complemented by a generous garden, ideal for outdoor activities, gardening, or simply enjoying the fresh air. The driveway accommodates parking for two cars, ensuring convenience for you and your guests. Situated in a prime location, this home is in close proximity to outstanding schools, making it an ideal choice for families seeking quality education for their children. With its combination of space, potential, and a desirable location, this property is not to be missed.



Ground Floor
Approx. 497.2 sq. feet



First Floor
Approx. 407.6 sq. feet



Total area: approx. 904.8 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



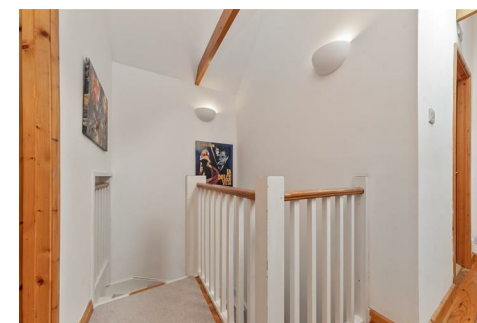
Why Cassidy & Tate

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

- Detached Property
- Driveway
- Downstairs W/C
- School Catchment Area
- Two Double Bedrooms
- Private Rear Garden
- Scope To Extend STPP
- Close To Local Shops / Jersey Farm Woodland Park

Free Online Valuation



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			8
(69-80) C			
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
		EU Directive 2002/91/EC	

