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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



[www.cassidyandtate.co.uk](http://www.cassidyandtate.co.uk)

RIDGMONT ROAD  
ST ALBANS  
AL1 3AG

Price Guide £2,000,000

EPC Rating: F Council Tax Band: D





# All The Ingredients Needed For A Fabulous Lifestyle

Situated on the charming Ridgmont Road in St Albans, this impressive period detached house offers a unique opportunity for those seeking a spacious family home or a potential development project. Set on a generous 0.22-acre corner plot, this property boasts an expansive layout with five reception rooms and six well-proportioned bedrooms, providing ample space for both relaxation and entertainment. The house, which spans across four floors, is steeped in character and offers a blank canvas for a full refurbishment, allowing you to tailor the interiors to your personal taste. One of the standout features of this home is its proximity to St Albans main line train station and the City centre, which is just a few minutes away, making it an ideal location for commuters and shoppers. Additionally, the property includes five garages, providing plentiful parking options and storage solutions. This is a rare opportunity to acquire a large period home in a sought-after area, perfect for those looking to invest in a property with great potential. Whether you envision a stunning family residence or a development project (subject to planning permission), this house on Ridgmont Road is not to be missed.



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



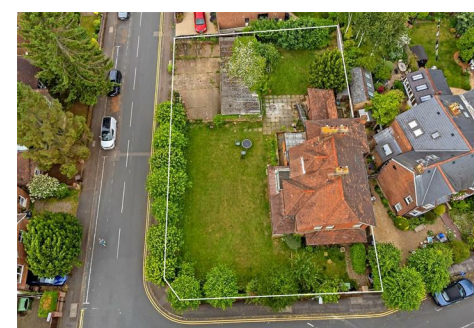
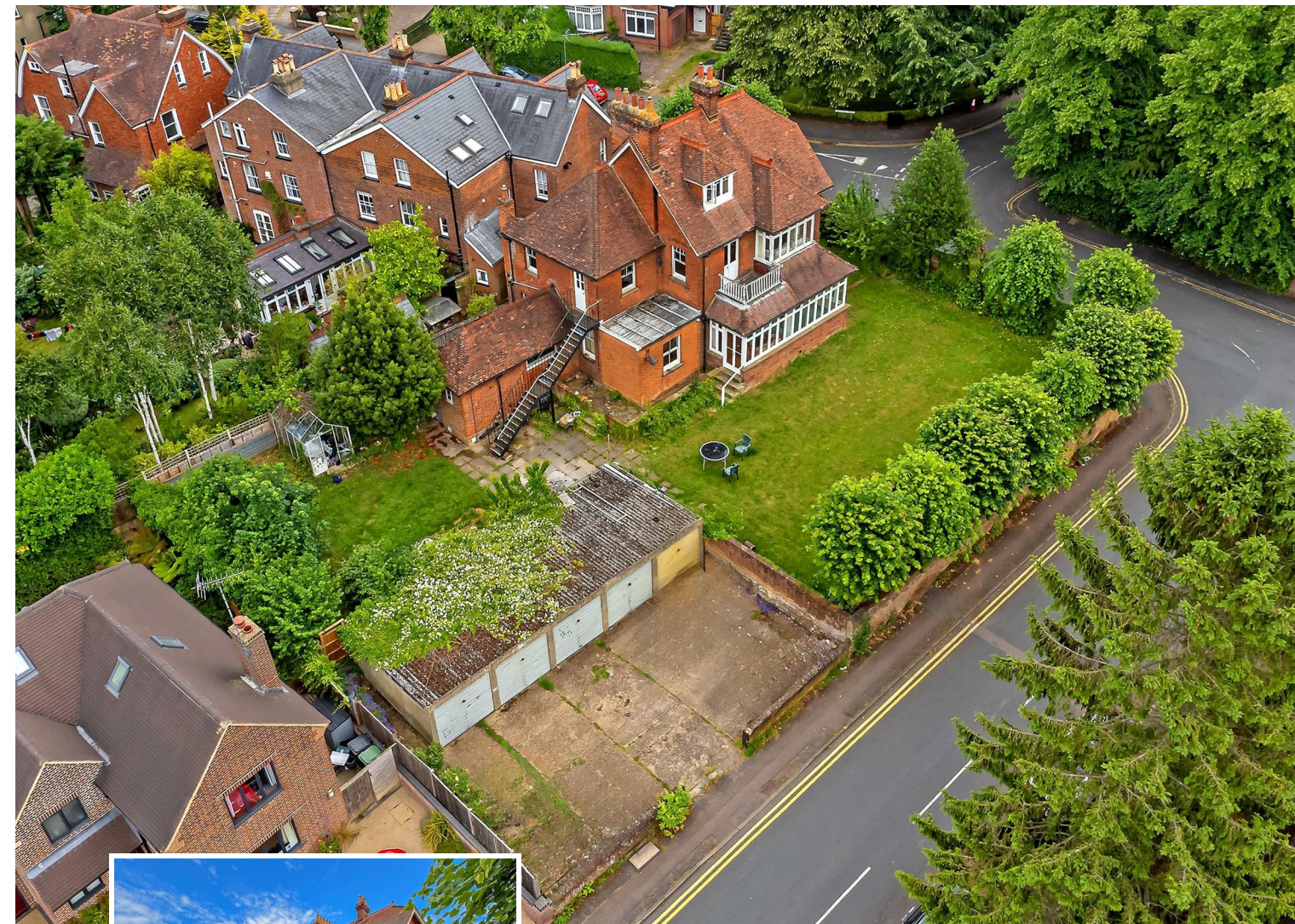
## Why Cassidy & Tate

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*

- Development Site
- Large Period House
- Over Four Floors
- Chain Free
- Five Garages & Parking
- 0.22 Acre Corner Plot
- Six bedrooms
- Five Reception Rooms

Free Online Valuation



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		7
(55-68)	D		
(39-54)	E		
(21-38)	F	37	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	