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Cassidy  
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Your Local Experts



Award Winning Agency



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SANDRIDGE ROAD  
ST. ALBANS  
AL1 4AS

Guide Price £765,000

EPC Rating: C Council Tax Band:





# All The Ingredients Needed For A Fabulous Lifestyle

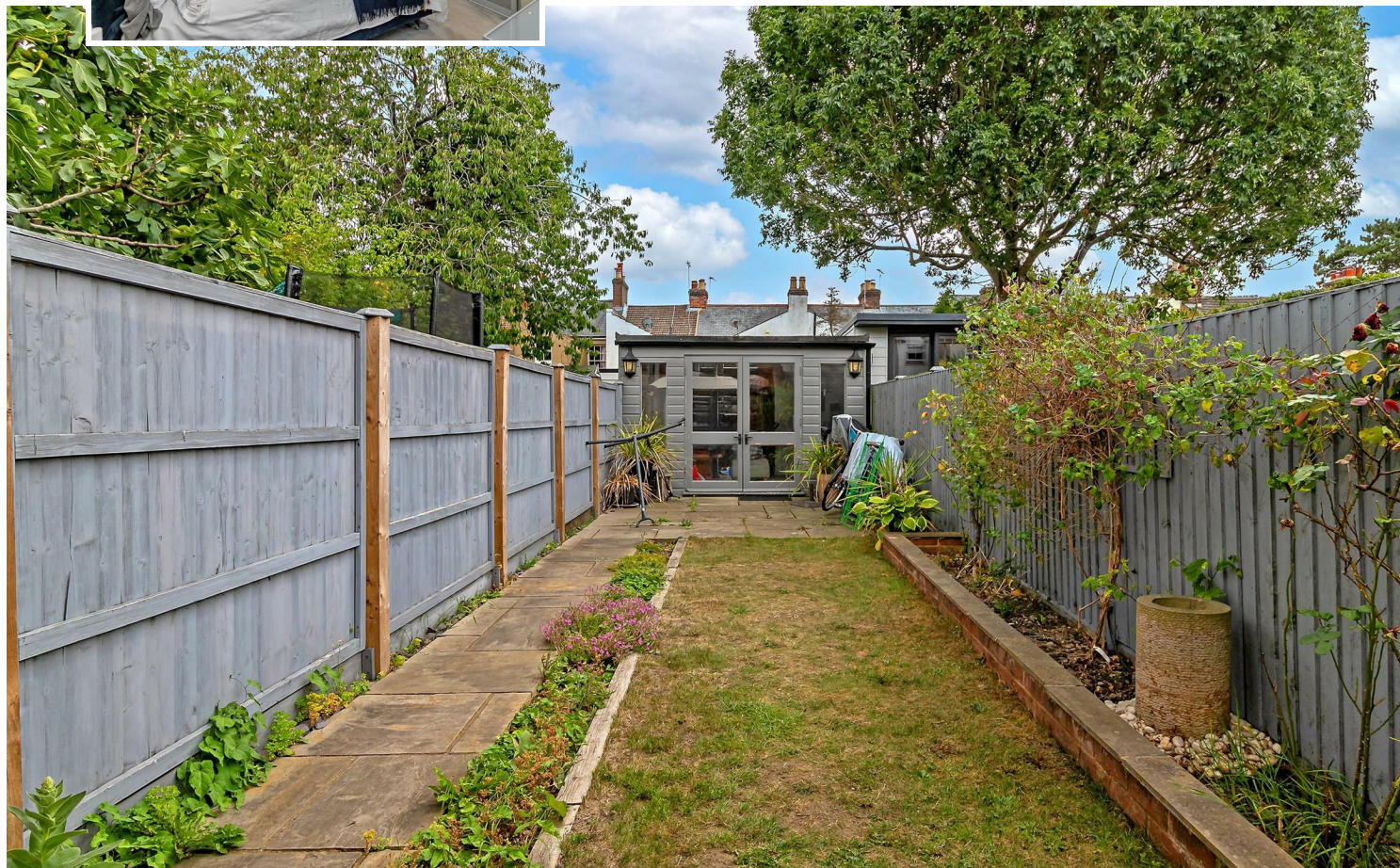
Nestled on the desirable Sandridge Road in St. Albans, this charming house offers a perfect blend of comfort and convenience. With three bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms provide ample room for relaxation and entertaining, ensuring that you can host gatherings with ease. The house boasts two modern bathrooms, making morning routines a breeze for busy households. The spacious layout allows for a comfortable living experience, with plenty of natural light flowing throughout the home. One of the standout features of this property is the garden office, which presents an excellent opportunity for those who work from home or require a quiet space for study or hobbies. The outdoor area is perfect for enjoying the fresh air, whether you are tending to your garden or simply unwinding after a long day. Location is key, and this property does not disappoint. It is conveniently situated close to the train station, providing easy access to London and beyond. Families will appreciate the proximity to Bernards Heath Primary School, making school runs a simple task. Additionally, the vibrant city centre of St. Albans is just a short distance away, offering a variety of shops, restaurants, and cultural attractions. In summary, this delightful house on Sandridge Road is a fantastic opportunity for those seeking a spacious and well-located home in St. Albans. With its appealing features and prime location, it is sure to attract interest from a range of buyers. Don't miss the chance to make this lovely property your own.



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

- Chain Free
- Close To City Centre
- Period Property
- Three Bedrooms
- School Catchment Area
- Walking Distance To City Station
- Garden Office
- En-Suite

Free Online Valuation



| Energy Efficiency Rating                    |  | Current                    | Potential                                                                             |
|---------------------------------------------|--|----------------------------|---------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |  |                            |                                                                                       |
| (92 plus) <b>A</b>                          |  |                            |                                                                                       |
| (81-91) <b>B</b>                            |  |                            | 86                                                                                    |
| (69-80) <b>C</b>                            |  |                            |                                                                                       |
| (55-68) <b>D</b>                            |  | 69                         |                                                                                       |
| (39-54) <b>E</b>                            |  |                            |                                                                                       |
| (21-38) <b>F</b>                            |  |                            |                                                                                       |
| (1-20) <b>G</b>                             |  |                            |                                                                                       |
| Not energy efficient - higher running costs |  |                            |                                                                                       |
| England & Wales                             |  | EU Directive<br>2002/91/EC |  |



