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Cassidy  
&Tate  
Your Local Experts



Award Winning Agency

THE RIDGEWAY  
ST. ALBANS  
AL4 9XG



Cassidy&Tate

# All The Ingredients Needed For A Fabulous Lifestyle

Properties like this un-extended chain free three bedroom Nash semi-detached are few and far between, where the potential buyer could design and improve the accommodation that would meet their individual needs and preferences (stpp). The property is located in the heart of Marshalswick and in very close proximity to highly regarded local schools. This property already boasts spacious and practical room arrangements including two reception rooms and a fitted kitchen on the ground floor. On the first floor are two double bedrooms, a further single bedroom which are all served by a family bathroom with separate WC. Further features include off street parking for two cars and a family garden to rear. The Ridgeway is a very sought after location, close to good local amenities which can be found at The Quadrant parade. St Albans centre with its varied shopping and leisure facilities remains only a short distance away.



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Total area: approx. 1015.5 sq. feet  
 Sketch layout only. This plan is not drawn to scale and is for identification purposes only.  
 Produced for Criterion Homes  
 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

- Unextended Nash Semi
- Three Bedrooms
- Two Reception Rooms
- Needs Full Refurbishing
- Potential To Extend (stpp)
- Chain Free
- Walking To Sandringham
- Parking To Rear Aspect

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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



