

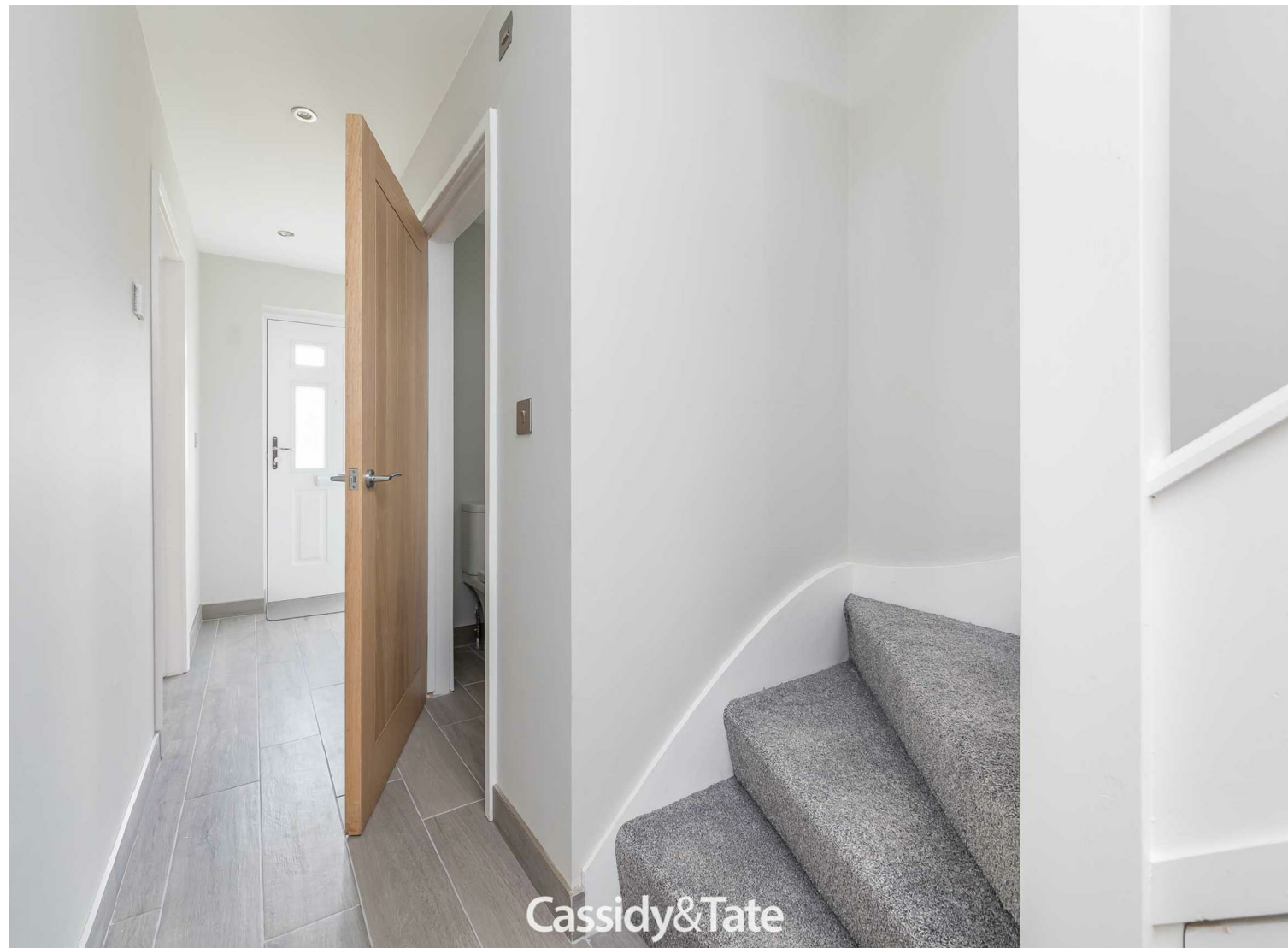
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&Tate
Your Local Experts



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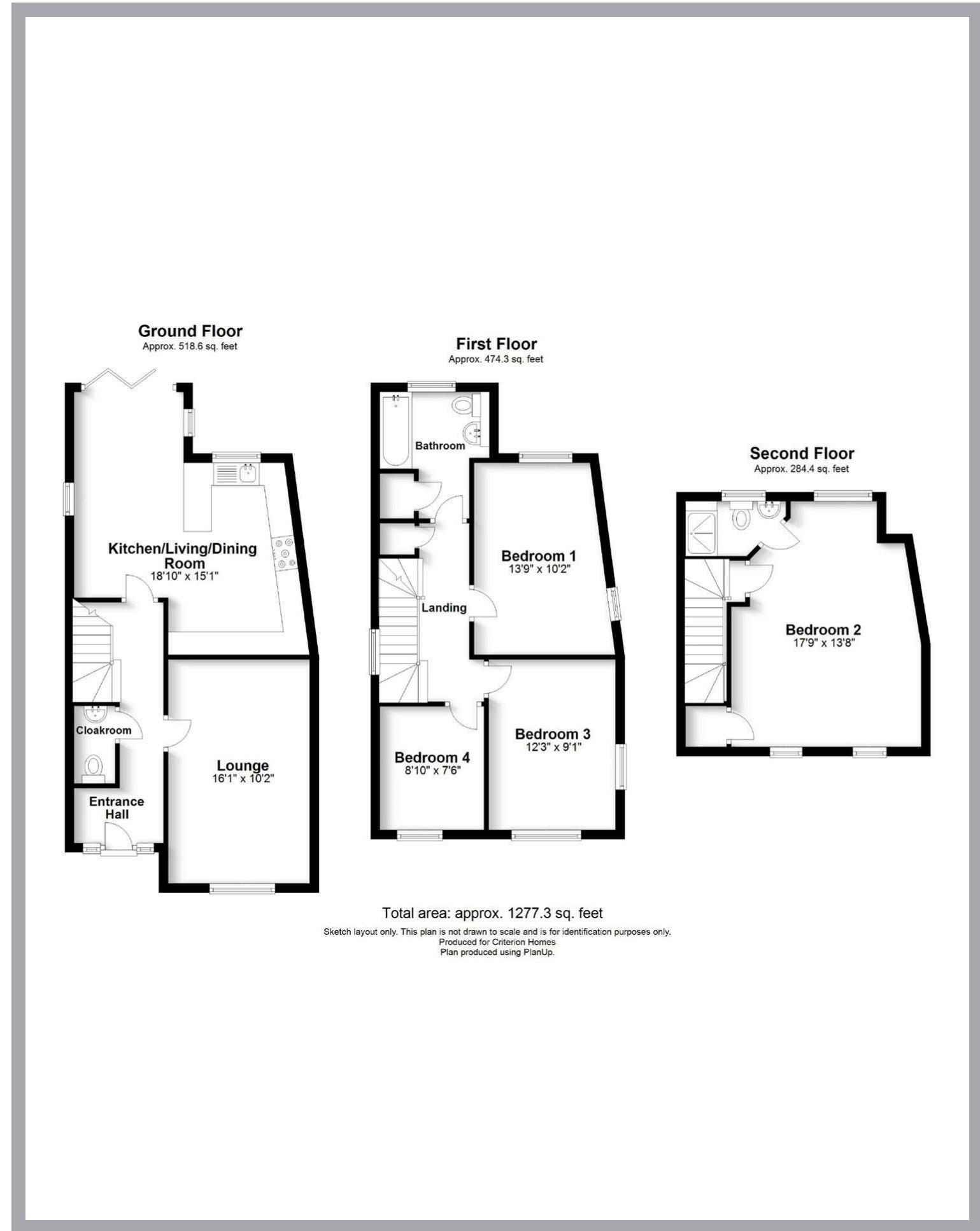
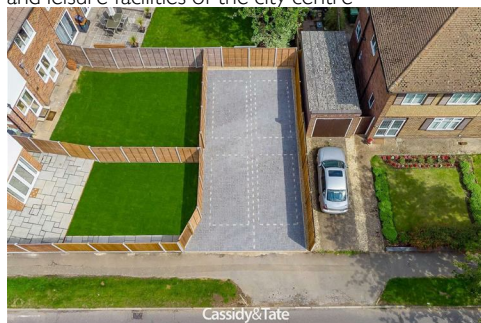
Award Winning Agency

THE RIDGEWAY
ST. ALBANS
AL4 9XG



All The Ingredients Needed For A Fabulous Lifestyle

Cassidy & Tate Land & New Homes Department present an exciting opportunity to acquire an individual new home that will appeal to families or professionals alike who are looking to move into the popular area of Marshalswick & be near to excellent schools. Much thought has gone into the layout of this lovely four bedroom detached home which offers great living space arranged over three levels. High specification fittings & fixtures include quality appliances, CAT 6 cabling, water softener and a blue tooth connectivity to the all the bathroom mirrors which enhance further a comfortable lifestyle. A further benefit is a 10year guarantee. On the ground floor, open plan to the rear features is a kitchen/living/dining room and there is a separate 16ft living room to the front together with a cloakroom. The first floor has two double bedrooms, an additional good sized bedroom plus the beautiful family bathroom. The principal bedroom complete with en-suite is on the second floor. The Ridgeway is a highly sought after and conveniently located address. Excellent schools are within walking distance as are the good local amenities found at the Quadrant parade which include a 'Marks & Spencer' foodhall, a newly refurbished small supermarket, post office, hairdressers to name but a few. The mainline railway station is close by as are the extensive shopping and leisure facilities of the city centre



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

- Brand New Build
- Arrange Over Three Floors
- Open Plan Accommodation
- Off Street Parking
- Four Bedroom Detached
- Master Bedroom With En-Suite
- Separate Front Living Room
- No Onward Chain

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		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

