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Cassidy
& Tate
Your Local Experts



Award Winning Agency

SANDRIDGE ROAD
ST ALBANS
AL1 4AG



All The Ingredients Needed For A Fabulous Lifestyle

Occupying a larger than average plot and sitting next to the lovely open spaces of Bernards Heath is a fabulous prospect for someone looking to extend or someone who wants to create and build from scratch. Whether extending or building from new this chance must not be missed as such a possibility for a prospective buyer to craft a family home for their own personal needs and tastes is a rare opportunity. Subject to obtaining the relevant planning consents a home of approximately 3,500 sq ft may potentially be erected on this plot giving you living accommodation to suit all your family members plus entertaining spaces inside and out on a large scale. The house as is, is a spacious home and features an open lounge/dining room, a good sized kitchen/breakfast room, a study and a cloakroom on the ground floor. Four bedrooms, an en-suite to master bedroom and a family bathroom are situated on the first floor. A beautiful mature and private rear garden enhances the property further and gives access to the detached garage. Mature hedging and a gated entrance to the front of the property allows for privacy. The property is situated in an enviable location, close to good schools and within walking distance of the many shopping and leisure facilities of the city centre.



Ground Floor
Approx. 690.9 sq. feet

First Floor
Approx. 692.4 sq. feet

Total area: approx. 1383.2 sq. feet

Produced for CASSIDY AND TATE
For guidance purposes only. 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

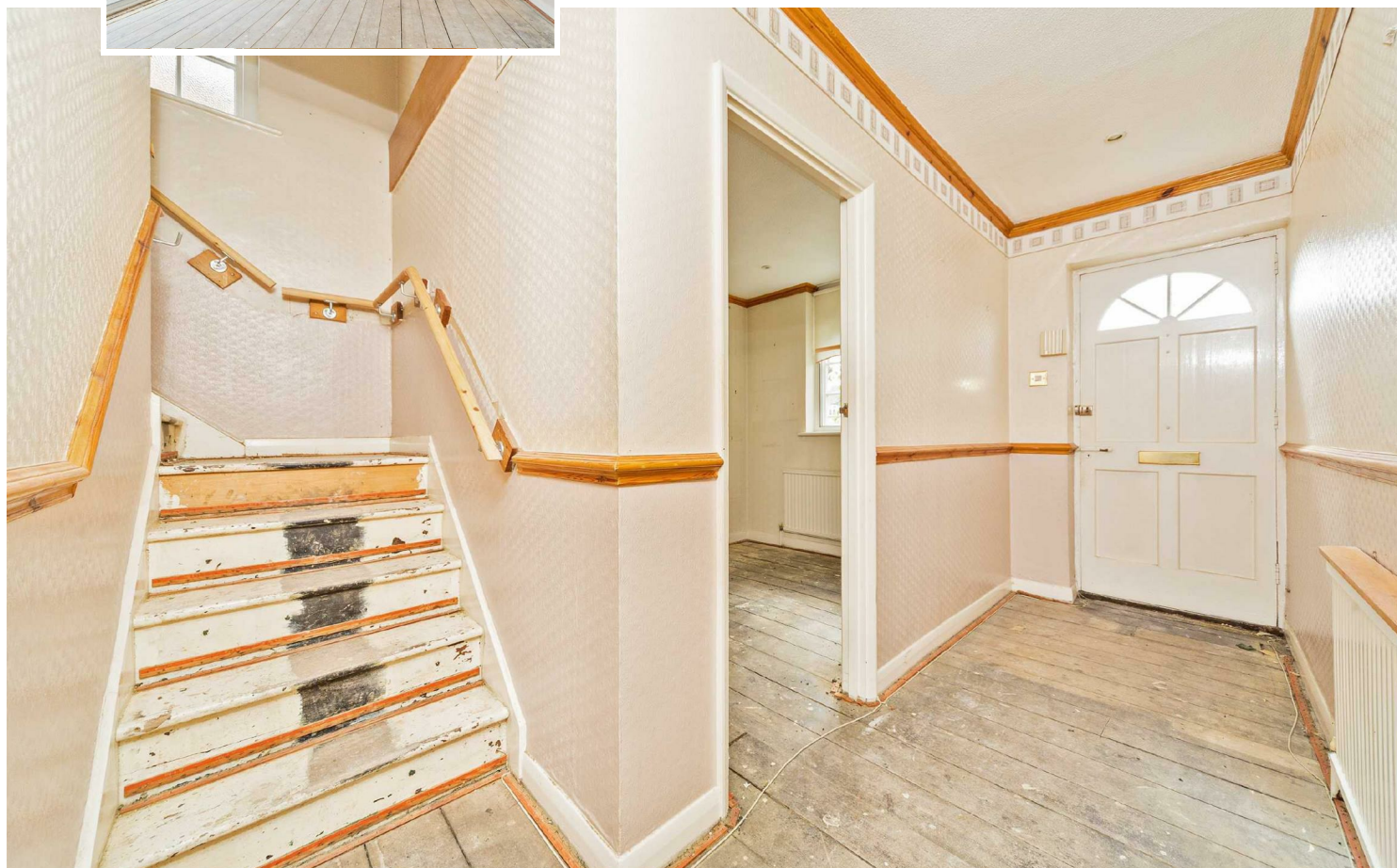
Why Cassidy & Tate

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
- Potential New Build stpp
- Three Reception Rooms
- Garage & Driveway
- Scope To Extend & Refub
- Four Bedroom Excising
- Bernards Heath Location
- Chain Free

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		
England & Wales	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	1	1
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

