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Cassidy
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Award Winning Agency



www.cassidyandtate.co.uk

FIELD CLOSE
ST ALBANS
AL4 9NW

Price Guide £420,000

EPC Rating: C Council Tax Band: D



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.

All The Ingredients Needed For A Fabulous Lifestyle

In the charming area of Field Close, Sandridge, St Albans, this delightful chain free terraced house offers a perfect blend of comfort and convenience. Built between 1980's, the property boasts a modern design while retaining a warm, inviting atmosphere. The house features two spacious double bedrooms, ideal for families or those seeking extra room for guests or a home office. The well-appointed reception room provides a welcoming space for relaxation and entertaining, making it the heart of the home. The property also includes a well-maintained bathroom, ensuring all essential amenities are readily available. One of the standout features of this home is its enviable location. It is within walking distance to the highly regarded Sandringham School, making it an excellent choice for families with children. Additionally, the property borders the picturesque Jersey Farm, offering lovely green spaces for leisurely walks and outdoor activities. As a freehold property, this terraced house provides the added benefit of ownership without the constraints of leasehold arrangements. Furthermore, the inclusion of a garage en bloc offers valuable off-street parking and additional storage space, a rare find in such a desirable area. In summary, this terraced house in St. Albans presents an excellent opportunity for those seeking a comfortable and conveniently located home. With its spacious bedrooms, proximity to local amenities, and access to beautiful outdoor spaces, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your own.



Specialists in Bespoke Properties

- Walking To Sandringham
- Two Double Beds
- Garage
- Close To Quadrant
- Terraced House
- Chain Free
- Lounge/Diner
- Potential To Extend STPP



Energy Efficiency Rating	
Current	Potential
72	92

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

Environmental Impact (CO ₂) Rating	
Current	Potential
1	1

Very environmentally friendly - lower CO₂ 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 CO₂ emissions

England & Wales EU Directive 2002/91/EC