Cassidy & Tate
Your Local Experts



RIDOUT END

ST. ALBANS

AL2 3FT

Price Guide £1,350,000

EPC Rating: B Council Tax Band: G



All The Ingredients Needed For A Fabulous Lifestyle

Enjoying a particularly attractive position overlooking a small wildlife lake and open green space, this impressive five-bedroom home offers a wonderful combination of generous family accommodation and a peaceful setting. Approached via a long, scenic driveway, the property immediately creates a sense of arrival, with approximately 1,996 sq. ft. of versatile living space and a double garage to the rear. The ground floor is thoughtfully arranged for modern family living, featuring a superb kitchen/dining/family room measuring over 27 feet in length, a separate living room, dedicated study, utility room and cloakroom. The first floor offers a principal bedroom with dressing room and en-suite, alongside two further bedrooms and a family bathroom. The second floor provides two additional bedrooms and a shower room, offering excellent flexibility for growing families, guests or home working. Situated in the sought-after area of Bricket Wood, on the outskirts of St Albans, the property enjoys a balance of tranquil surroundings and convenient connectivity. Bricket Wood railway station is approximately half a mile away, while the wider St Albans area offers a range of shopping, dining and leisure amenities. Combining generous accommodation, a double garage and an appealing natural outlook, this is an excellent opportunity to acquire a spacious family home in a distinctive setting.



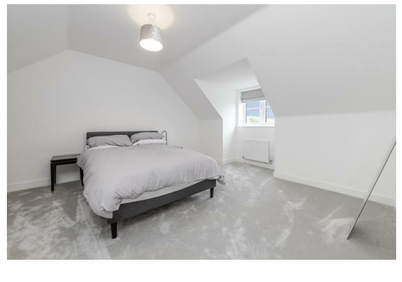






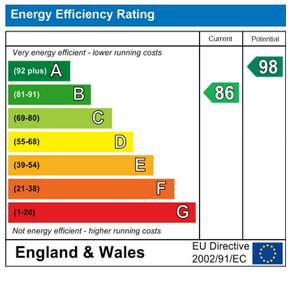






Specialists in Bespoke Properties

- Five Bedroom Family Home In Sought After Bricket Wood
- Picturesque Outlook Over Green Space And A Wildlife Lake
- Impressive 27'1" Kitchen/Dining/Family Room
- Principal Bedroom With Dressing Room And En-Suite
- Double Garage Situated To The Rear Of The Property
- Approximately 1,996 Sq. Ft. Of Versatile Accommodation
- Scenic Driveway Approach
- Separate Living Room And Dedicated Home Study
- Two Additional Bedrooms And Shower Room On The Second Floor
- Conveniently Located For St Albans And Local Transport Connections



The Property Ombudsman

APPROVED CODE
TRADINGSTANDARDS.UK









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



Main area: Approx. 185.4 sq. metres (1996.0 sq. feet)
Plus double garage, approx. 37.6 sq. metres (404.7 sq. feet)

Produced for Cassidy & Tate Estate Agents. For guidance purposes, not to scale.
Gallery is included in Square Footage
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.

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Award Winning Agency