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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

ST. ALBANS ROAD
SANDRIDGE
AL4 9LB

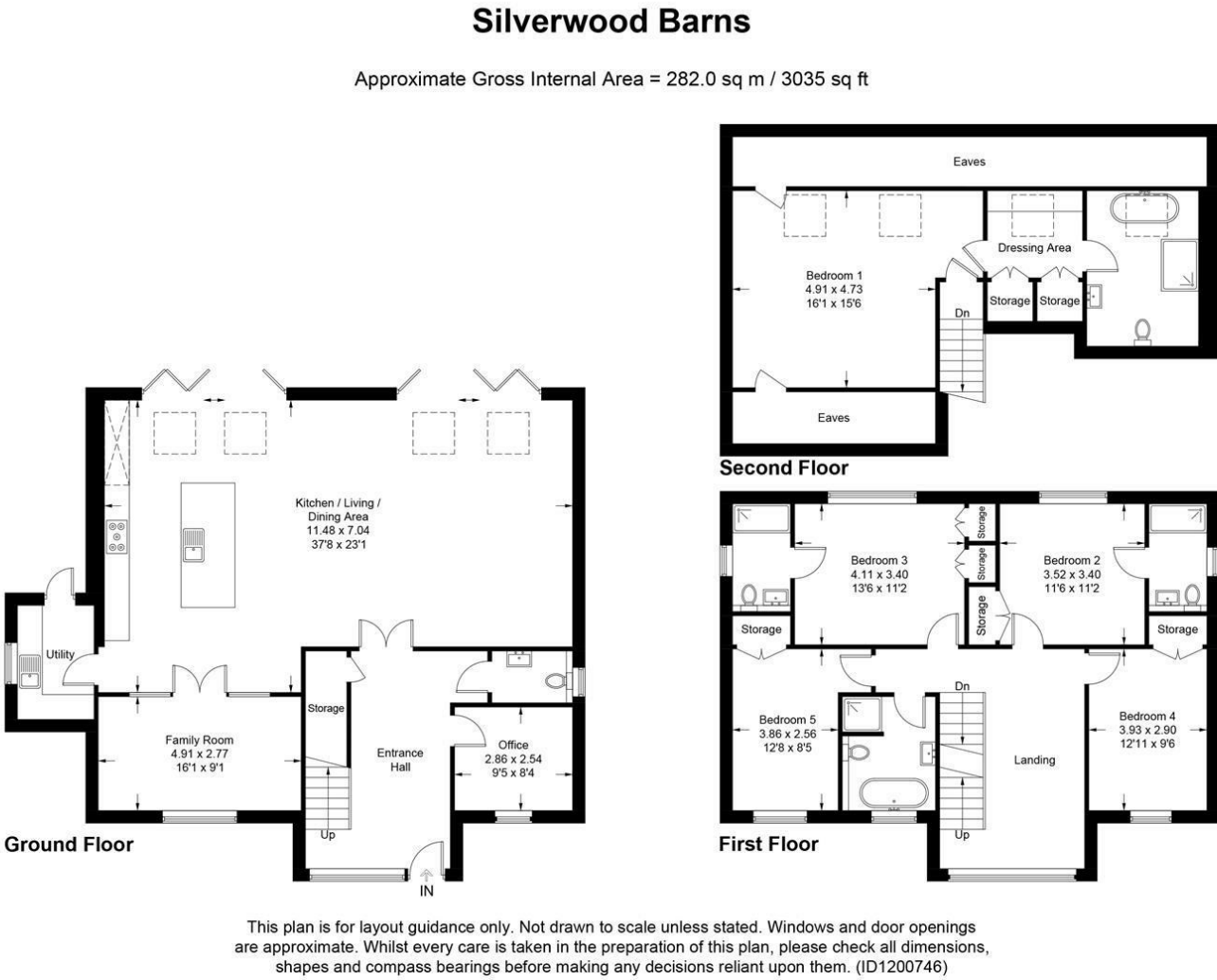
Guide Price £1,895,000

EPC Rating: A Council Tax Band:



All The Ingredients Needed For A Fabulous Lifestyle

Looking to move quickly? Part exchange may be an option - enquire for details. Nestled in the sought-after village of Sandridge on St. Albans Road, this stunning detached residence is part of an exclusive gated development of just five luxury homes. Thoughtfully designed to combine modern elegance with eco-conscious living, this home offers both style and sustainability. Step inside and be welcomed by a grand vaulted hallway, setting the tone for the light-filled, spacious interiors that follow. With three versatile reception rooms, the property provides ideal spaces for family living, home working, or entertaining guests. At its heart lies a show-stopping open-plan kitchen, dining, and living space, designed for modern family life and flooded with natural light from large bi-fold doors opening onto the landscaped gardens – perfect for summer gatherings and relaxed evenings outdoors. With five generous bedrooms and four beautifully appointed bathrooms, including a luxurious top-floor principal suite, this home delivers exceptional comfort and privacy. Eco-friendly features such as solar PV panels and an air source heat pump ensure energy efficiency and future-proofed living, while the landscaped gardens and gated security add to the sense of exclusivity. This is more than just a house – it's a contemporary countryside retreat offering a lifestyle of comfort, elegance, and sustainability. Move in before Christmas 2025 – the perfect gift for your family.



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

- 10-Year New Home Warranty For Peace Of Mind
- Exclusive Gated Development Of Just 5 Homes
- Highly Regarded School Catchment
- Move In Before Christmas 2025
- Part Exchange Considered
- Rural Setting With Beautifully Landscaped Gardens
- Spacious Family Living With 5 Bedrooms & 4 Bathrooms
- Secure Private Parking With Gated Access
- Energy-Efficient Technologies: Air Source Heat Pump & PV Solar Panels

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	92
(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		

Free Online Valuation



