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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

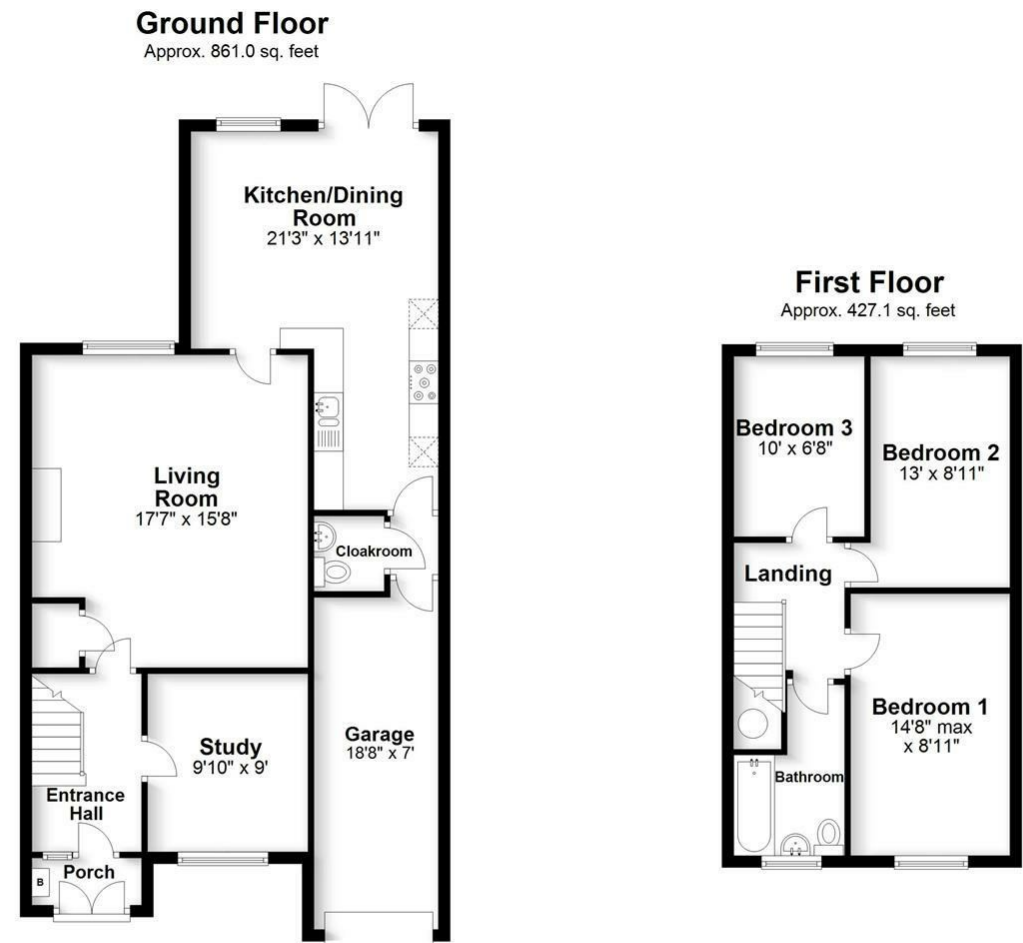
GIBBONS CLOSE
SANDRIDGE
AL4 9EP

£2,500 Per Month



All The Ingredients Needed For A Fabulous Lifestyle

Positioned in a cul de sac, situated close to open countryside and within the catchment of excellent schools, is this spacious three bedroom semi detached property, located within the popular village of Sandridge. The ground floor layout provides living spaces that connect well including a spacious lounge, that allow for open or separate living, a well proportioned kitchen/breakfast room providing a relaxed and casual atmosphere, whilst a study/office, completes the downstairs accommodation. Upstairs are three good sized bedrooms and a family bathroom with shower over bath. To the outside is a low maintenance rear garden with mature hedging, while to the front is a driveway providing off road parking, and a garage. Sandridge village is renowned for good schooling and is a vibrant community with a number of public houses, a quaint tearoom, and a well stocked village store. Heartswood Forest is close by with its acres of walks and open spaces and an ideal recreational area for any number of pursuits.



Total area: approx. 1288.1 sq. feet
Produced for Cassidy & Tate Estate Agents. For guidance purposes, 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

- Separate lounge
- Front office
- Three good sized bedrooms
- Landscaped garden
- Kitchen/dining room
- Garage
- Driveway parking
- One week holding fee based on the asking price £576.92
- 5 weeks deposit based on the asking price £2884.62

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		

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		

