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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

THE RIDGEWAY  
ST. ALBANS  
AL4 9AL

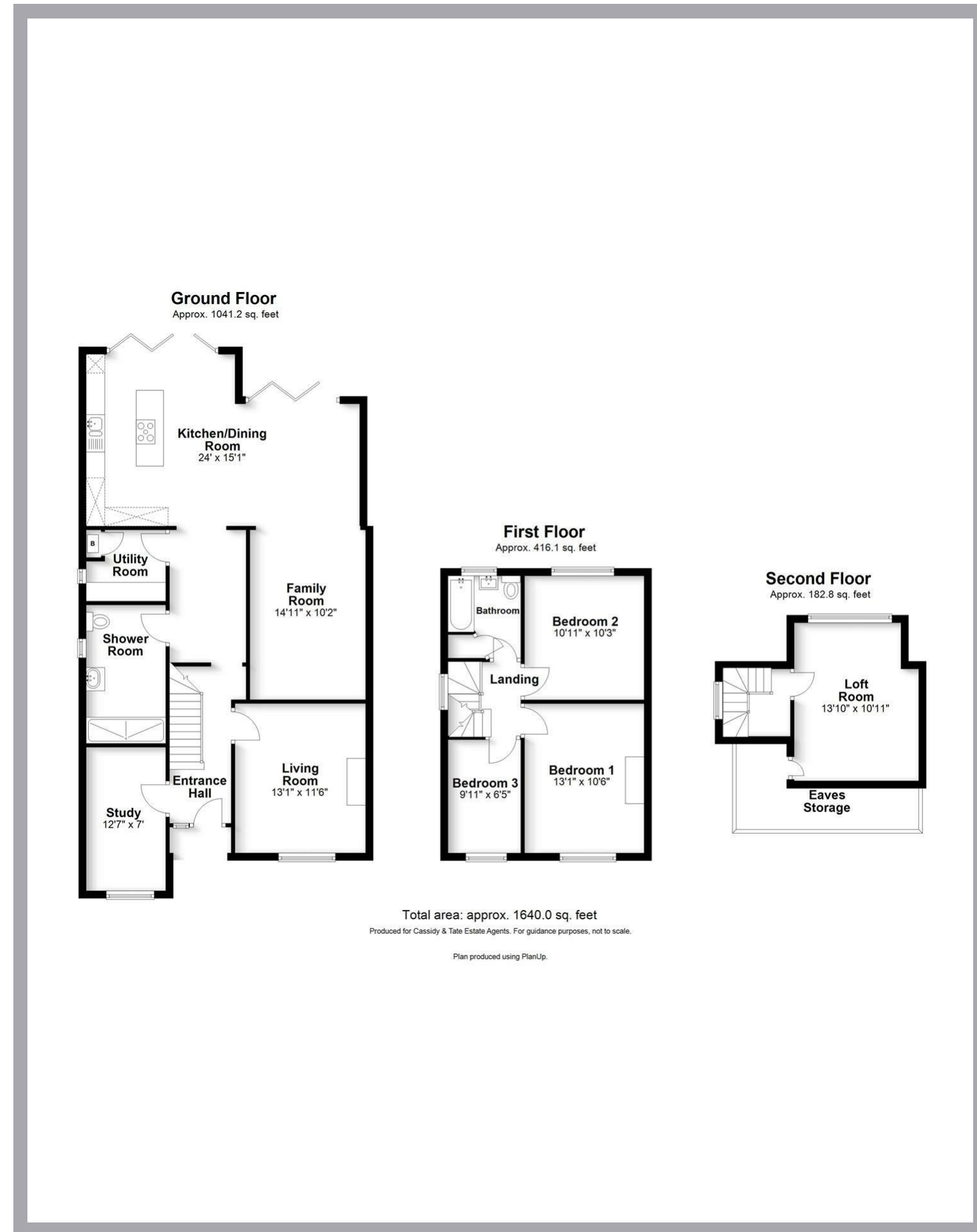
Asking Price £1,125,000





## All The Ingredients Needed For A Fabulous Lifestyle

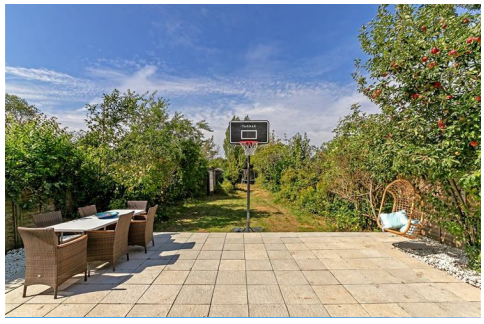
An extended semi-detached Nash family home occupying a generous plot and enjoying a level aspect to the rear overlooking open space. The generous accommodation is currently arranged over three floors and includes an entrance hall, large wet room, utility room, living room and an open plan kitchen/dining/family room perfectly designed to create a wonderful sense of space with bi fold doors to the rear garden. On the first floor, there are three bedrooms and a family bathroom with a staircase leading to a loft room, currently used as a guest bedroom. Externally, the property boasts a large rear garden backing onto the 'William Bell' recreational open area and a driveway providing off-road parking for several vehicles. The Ridgeway is a desirable address located within the catchment area of excellent schools to include Sandringham and just a short walk to the Quadrant shopping centre to include Marks & Spencer Foodhall, restaurants and various cafes.



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

- Extended Family Home
- Large Garden
- Near Sandringham
- Open Plan Living
- Marshalswick Location
- Council Tax Band: E
- 3 Beds plus Loft Room
- Open Aspect To Rear

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	
43	78
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
1	1
EU Directive 2002/91/EC	
England & Wales	



