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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

SANDRIDGEBURY LANE

ST. ALBANS

AL3 6JF

Guide Price £1,700,000



All The Ingredients Needed For A Fabulous Lifestyle

An individual four-bedroom detached period home situated on a large half-acre plot. This delightful home sits within its own beautifully tended mature gardens and with views over the surrounding rolling countryside. Located just outside the pretty village of Sandridge, with its three bustling pubs, tea rooms, local store and specialist butchers and Heartwood Forest is within a short walk, as is St. Albans Girls School,(Stags). Approached along a country lane, leading from the village, the property has a long winding drive, with ample space for several vehicles and a large detached triple garage complex cum workshop. Internally you are welcomed into a large reception hall which leads to a lounge, dining room, study and kitchen/breakfast room, conservatory, cloakroom and utility room. Upstairs are four good-sized bedrooms, two bathrooms on the first floor (main en-suite), and a useful loft/playroom on the top floor. St Albans is a short drive away with its bustling city centre filled with many shops, restaurants, cafes, and pubs. The city offers a vibrant and diverse shopping and dining experience, including independent boutiques and well-known chain stores. A mainline station provides a fast service to London St Pancras.



Main area: Approx. 209.8 sq. metres (2257.9 sq. feet)
Plus garages: approx. 58.2 sq. metres (626.4 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

- Large Country Home
- Triple Detached Garage/Workshop
- Potential To Redevelop stpp
- Large Garden Approx Half an Acre
- Outstanding Views & Gardens
- Four Bedroom Detached
- Outskirts Of Sandridge Village
- Parking for Numerous Vehicles

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	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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	EU Directive 2002/91/EC	EU Directive 2002/91/EC

