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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

ST. ALBANS ROAD
ST. ALBANS
AL4 9LN

Asking Price £1,250,000



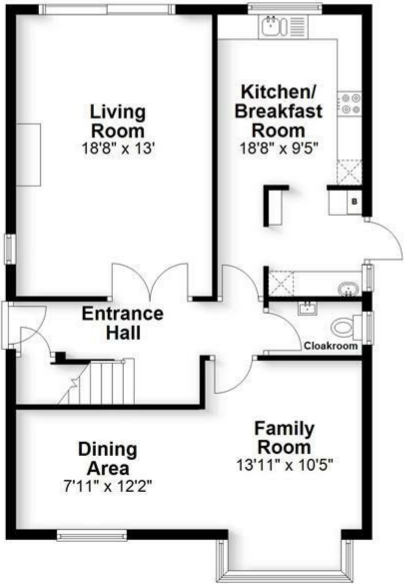
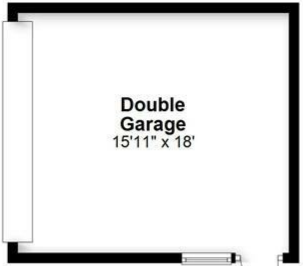
All The Ingredients Needed For A Fabulous Lifestyle

A lovely well presented four bedroom detached family home enjoying this convenient location situated close to Sandringham school. The ground floor offers a bright dining/sitting room ideal for entertaining, separate lounge with feature fireplace and access to the garden and a modern kitchen/utility with full integral appliances. On the first floor, there is a spacious landing with four double bedrooms and a family bathroom. The principal bedroom overlooks the garden and benefits from an en suite. The property is set back and is accessed via a private road to the front with a redesigned garden with two patios and lawn area. There is ample parking to the front and a double garage with additional parking to the rear. Sandridge village is situated nearby together with Heartwood forest. St Albans has a bustling City centre filled with a wide range of shops, restaurants, cafes and pubs. as well as a fast 20-minute direct mainline station into Kings Cross St Pancras.



Ground Floor

Main area: approx. 799.1 sq. feet
Plus garage, approx. 285.4 sq. feet



First Floor

Approx. 805.7 sq. feet



Main area: Approx. 149.1 sq. metres (1604.7 sq. feet)
Plus garage, approx. 26.5 sq. metres (285.4 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

- Detached Family Home
- Three Reception Rooms
- Scope To Extend
- Double Garage
- Four Double Bedrooms
- Close To Schools
- Redesigned Garden
- Council Tax G £3664

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

