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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

HIGH STREET
ST. ALBANS
AL4 9BY

Guide Price £685,000

EPC Rating: D Council Tax Band: E



All The Ingredients Needed For A Fabulous Lifestyle

****Chain Free**** - Nestled in the charming village of Sandridge, St. Albans, this delightful semi-detached house on High Street offers a perfect blend of modern living and community spirit. With spacious reception rooms, this property provides ample space for both relaxation and entertaining, making it an ideal home for families or those who enjoy hosting guests. The house boasts three bedrooms, ensuring comfort and privacy for all occupants. The modern bathroom is designed with contemporary fixtures, providing a refreshing space to unwind after a long day. The property is chain-free, allowing for a smooth and hassle-free purchase process. One of the standout features of this home is its proximity to the beautiful Heartwood Forest, perfect for nature lovers and those who enjoy outdoor activities. Additionally, the property falls within a desirable school catchment area, making it an excellent choice for families with children. Residents will appreciate the convenience of being within walking distance to local village pubs and shops, offering a vibrant community atmosphere and easy access to everyday amenities. This property truly encapsulates the essence of village life while providing modern comforts. In summary, this semi-detached house on High Street is a wonderful opportunity for anyone seeking a modern home in a picturesque setting, with the added benefits of local amenities and beautiful natural surroundings. Do not miss the chance to make this charming property your own.



Main area: Approx. 89.4 sq. metres (961.9 sq. feet)
 Plus outbuildings, approx. 13.0 sq. metres (139.6 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

- Chain Free
- Downstairs Cloakroom
- Garage
- 0.5 Miles From Sandringham School
- Three Bedrooms
- Parking
- Close To Local Shops
- Garden Room

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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	

