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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



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THE RIDGEWAY  
ST. ALBANS  
AL4 9XJ

Offers In Excess Of £1,300,000

EPC Rating: C Council Tax Band: F





# All The Ingredients Needed For A Fabulous Lifestyle

This charming extended semi-detached house offers the perfect blend of comfort and convenience. Five spacious bedrooms are ideal for families seeking ample living space. The home features a stunning living/eat-in kitchen with bi-folding doors opening into a large rear garden. Two inviting reception rooms provide a warm and welcoming atmosphere for relaxation and entertaining, with a wood burner in the second reception area adjoining the kitchen and a separate quiet evening room. Two bathrooms are on the first floor, and an additional shower room is downstairs with direct access to an internal garage. The generous parking space accommodates up to four cars for those with vehicles. Families will appreciate being within the catchment areas for the highly regarded Sandringham and Skyswood schools, making this home an excellent choice for those prioritising education. Additionally, the bustling Quadrant Shopping Centre is just a short walk away, offering a variety of shops and amenities to cater to your everyday needs. The convenience of having a Marks and Spencer food hall nearby further enhances the appeal of this location, making grocery shopping a breeze. This property presents an excellent opportunity to enjoy a comfortable family lifestyle in a vibrant community. With its spacious layout, the ability to walk to Sandringham and Skyswood Schools and proximity to shopping facilities, this home will surely attract interest from discerning buyers. St Albans is a Roman City of great historical interest, with many restaurants, cafes and bars. The Verulamium Park close by has approximately 100 acres of beautiful parkland and lake, providing many leisure facilities. St Albans has an excellent selection of schooling, both state and private. The surrounding countryside offers abundant leisure activities, including walking and riding, numerous golf courses, leisure centres and a mainline station with fast trains to Kings Cross.



Total area: approx. 2049.6 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

- Classic Nash Semi-Detached
- Large Garden
- Skyswood Junior Catchment
- Garage & Parking
- Five Bedrooms
- Sandringham Senior Catchment
- Side & Rear Extended
- Large Live-in Kitchen

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 <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		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



