

St Albans Office  
10 High Street, St Albans  
Herts AL3 4EL  
01727 228428  
stalbans@cassidyandtate.co.uk

Marshalswick Office  
59 The Quadrant, St Albans,  
Herts AL4 9RD  
01727 832383  
marshalswick@cassidyandtate.co.uk

Wheathampstead Office  
39 High Street, Wheathampstead,  
Herts AL4 8BB  
01582 831200  
wheathampstead@cassidyandtate.co.uk

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SANDPIT LANE  
ST. ALBANS  
AL4 0BP

Guide Price £2,150,000

EPC Rating: D Council Tax Band: G





# All The Ingredients Needed For A Fabulous Lifestyle

This impressive, refurbished and extended detached home is approached from Rose Walk in Marshalswick and offers a perfect blend of spacious accommodation of some 2,774 sq ft. A superb open-plan kitchen and dining area flows around to a reception and a separate family room that provides ample space for relaxation and entertainment. With six generously sized bedrooms on the two upper floors, including two complete suites, this property is ideal for families seeking room to grow or those who enjoy hosting guests. A show stopping, fabulous vaulted principal bedroom suite with his and hers dressing areas has to be seen to be believed. A top-floor bedroom allows for a variety of further uses as required. Additionally, the house is set back and benefits from a deep frontage ideal for entertaining and recreational purposes as well as generous parking and an integral double garage, a rare find in this sought-after area, making it perfect for families with multiple cars spaces for visitors. The rear gardens are a delight with high hedging providing privacy for relaxing in peace. Residents will appreciate the proximity to the Quadrant shopping centre, which includes a Marks and Spencer food hall, and the Quadrant Shopping Centre offering a variety of shopping and dining options just a stone's throw away. For those who enjoy the outdoors, Wick Nature Reserve is nearby, providing a tranquil escape for leisurely walks and nature exploration. The local tennis club is also within easy reach, catering to sports enthusiasts. Furthermore, the picturesque country walks to Sandridge along the nearby Jersey Lane offer a delightful way to enjoy the beautiful surroundings. The mainline station to London King's Cross with fast trains is about a half-hour walk or a short car trip. This property is not just a house; it is a home that promises a lifestyle of comfort, convenience and community.

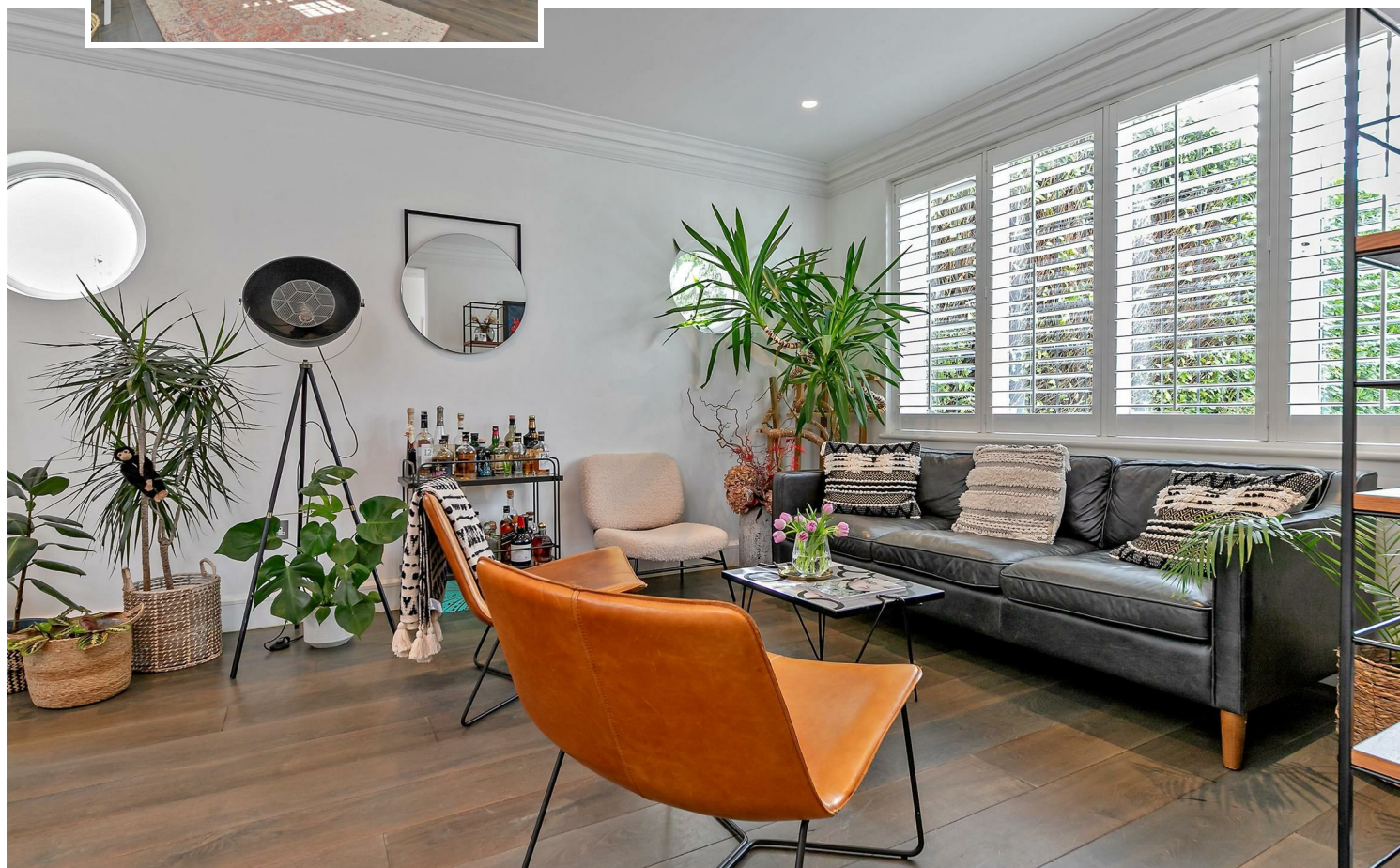
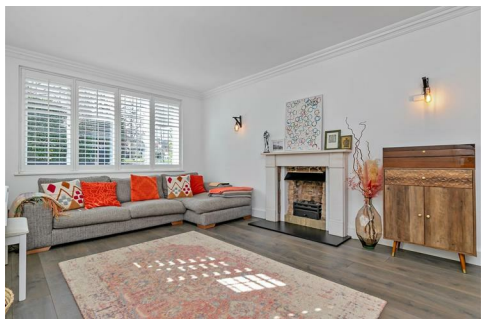


Total area: approx. 2774.6 sq. feet  
Produced for Cassidy & Tate Estate Agents. For guidance purposes, not to scale.  
Plan produced using PlanUp.

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

- A Substantial Detached Home
- Private Gardens
- Stylishly Refurbished
- Council Tax Band: G
- Six Bedrooms & Three Bathrooms
- No Upper Chain
- Double Garage
- EPC : D

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	61	72
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		



