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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



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SOUTH RIDING  
ST. ALBANS  
AL2 3NE

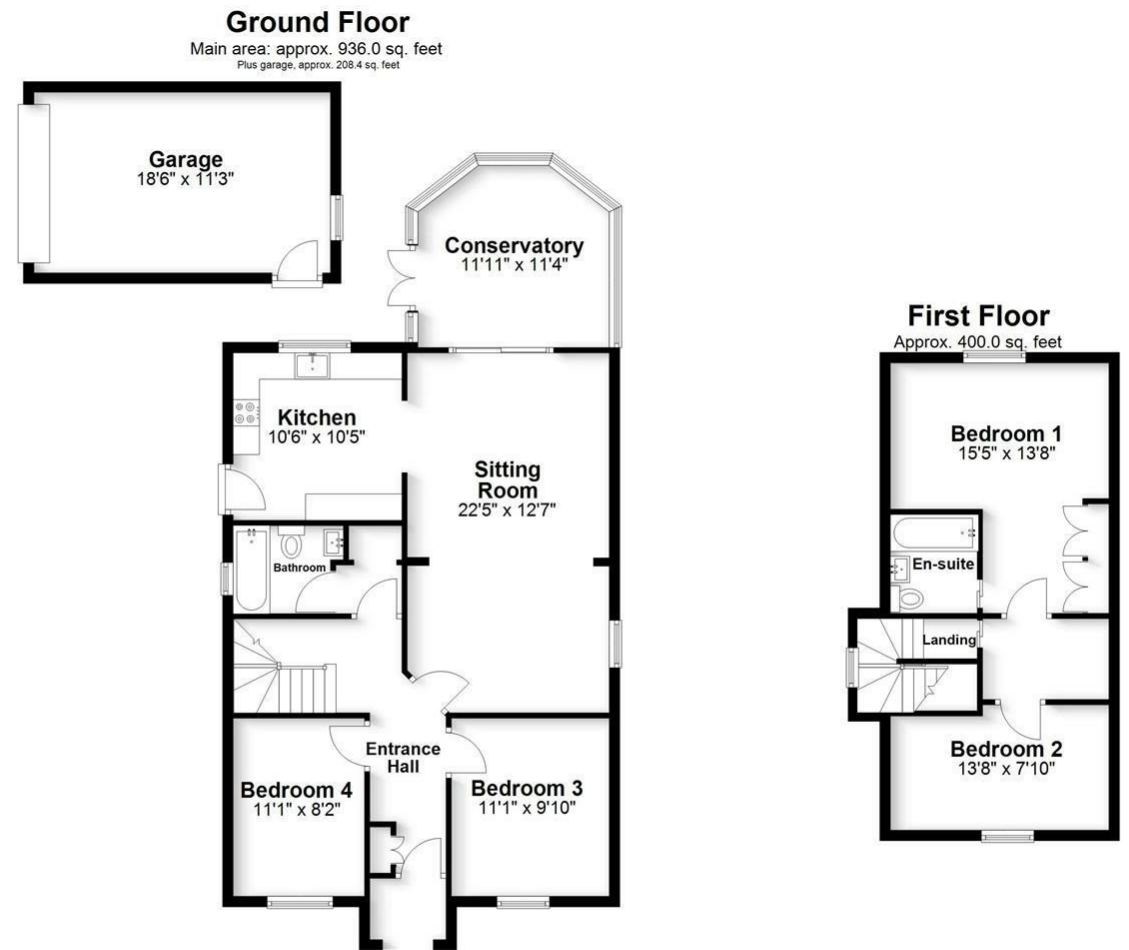
Guide Price £749,500

EPC Rating: D Council Tax Band: D



## All The Ingredients Needed For A Fabulous Lifestyle

Nestled in the charming area of South Riding, Bricket Wood, St. Albans, this delightful detached house presents an excellent opportunity for families and individuals alike. The property boasts four bedrooms, providing ample space for relaxation and rest. One of the standout features of this home is its chain-free status, allowing for a smooth and efficient purchase process. Additionally, there is significant potential for extension, subject to planning permission, enabling you to tailor the property to your specific needs and desires. The property also includes a detached garage, which is on a separate title and offers independent access along with its own driveway. This feature not only provides convenient parking but also additional storage options, making it ideal for those with multiple vehicles or hobbies. Situated close to local shops, residents will enjoy the convenience of having essential amenities within easy reach. This location combines the tranquillity of suburban living with the practicality of nearby services, making it a perfect choice for those seeking a balanced lifestyle. In summary, this house in South Riding is a wonderful opportunity to create a comfortable home in a desirable area, with the added benefits of potential expansion and convenient access to local facilities. Don't miss the chance to make this property your own.



Main area: Approx. 124.1 sq. metres (1336.0 sq. feet)  
Plus garage, approx. 19.4 sq. metres (208.4 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

- Chain Free
- Walking Distance To Shops
- Driveway
- Two Bathrooms
- Scope To Extend STPP
- Detached Garage
- Private Rear Garden
- Close To Transport Links

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



