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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

GIBBONS CLOSE
SANDRIDGE
AL4 9EP

£2,750 Per Month

EPC Rating: D Council Tax Band: E



All The Ingredients Needed For A Fabulous Lifestyle

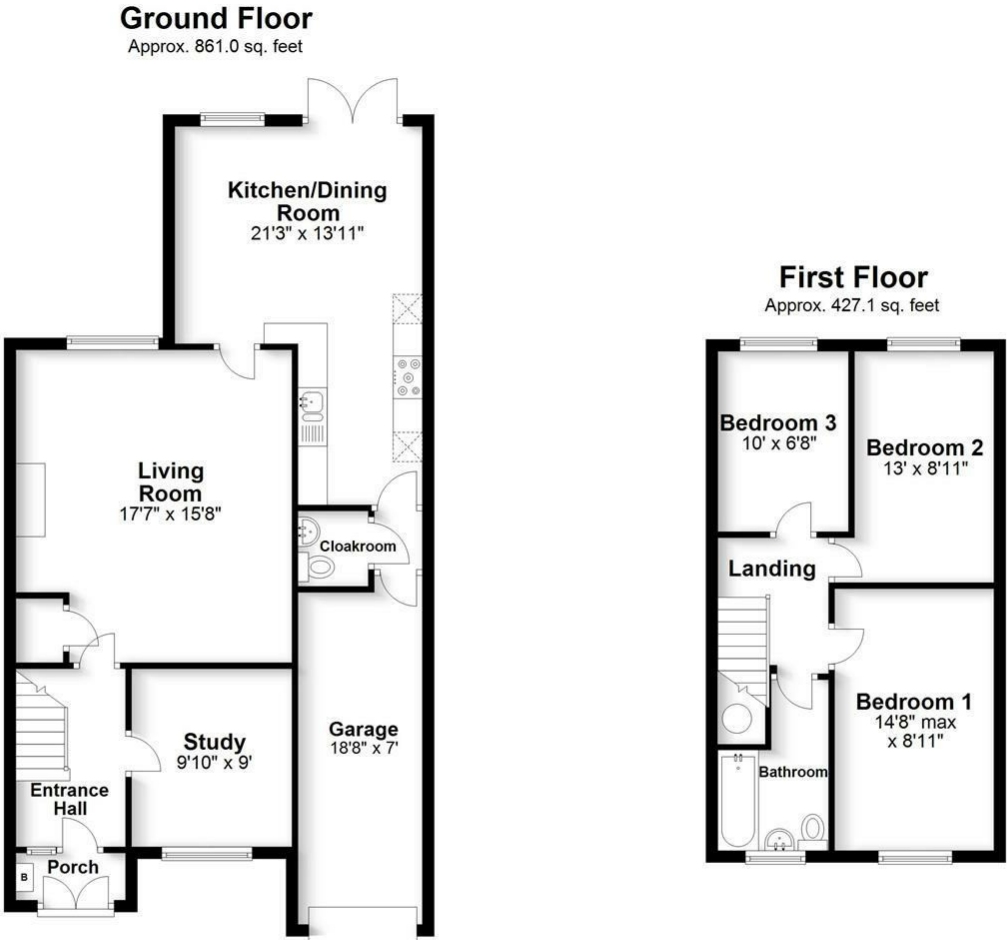
Positioned within a quiet cul-de-sac and enjoying close proximity to open countryside, this spacious three-bedroom semi-detached home is located in the highly sought-after village of Sandridge, renowned for its excellent schooling.

The ground floor offers well-connected and versatile living spaces, including a generous lounge that can be arranged for either open-plan or more defined living. A well-proportioned kitchen/breakfast room provides an ideal space for relaxed, everyday dining, while a separate study/home office completes the downstairs accommodation.

Upstairs, the property comprises three well-sized bedrooms and a family bathroom fitted with a shower over the bath.

Externally, the property benefits from a low-maintenance rear garden with mature hedging, offering a good degree of privacy. To the front, there is a driveway providing off-road parking, along with a garage.

Sandridge is a vibrant village community offering a range of local amenities, including three traditional public houses. The nearby Heartwood Forest provides acres of scenic walks and open space, perfect for a variety of outdoor pursuits.



Total area: approx. 1288.1 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



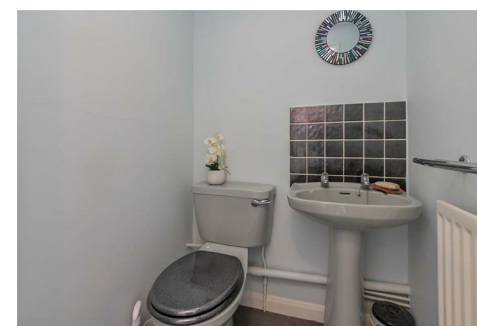
Why Cassidy & Tate

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

- Separate lounge
- Front office
- Three good sized bedrooms
- Landscaped garden
- Kitchen/dining room
- Garage
- Driveway parking
- One week holding fee based on the asking price £634.61
- 5 weeks deposit based on the asking price £3173.05

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



