



**Cassidy  
& Tate**  
Your Local Experts

*St Leonards Crescent, St Albans, Hertfordshire, AL4 9EJ*

*Price guide £575,000*



Cassidy & Tate are pleased to offer for sale this substantial three/four bedroom, semi-detached property positioned next to a small Green in Sandridge Village. The property has been extended providing excellent living accommodation comprising of an entrance porch, entrance hall, 23ft living room, separate family room, kitchen/breakfast room, inner hallway, study/bedroom four, dining room, and a shower room on the ground floor. On the first floor are three double bedrooms and the family bathroom. The ground floor living areas affords a particularly well thought out layout, designed with families in mind. The front to back, dual aspect living room is a welcoming and well-proportioned room, the family room allows for private living whilst the dining room is a lovely bright room, where windows and patio doors give a lovely view over the rear garden whilst dining. A particular feature of this property is that the study/bedroom four can be accessed via three separate entries; door from porch, door from entrance hall and the inner hallway which also gives access to the shower room and dining room. Outside is a beautiful mature and private rear garden. Stocked with a variety of shrubs and plants, mainly laid to lawn and a patio area. To the front of the property is a driveway providing off road parking. The property is a short walk of Heartwood Forest nature park. Sandridge is a popular village on the fringe of St Albans. The Village benefits from three country style pubs and a general convenience store. St Albans and Harpenden are the two closest towns, both with extensive shopping and leisure facilities and mainline stations into London St Pancras.





## Introduction

Accommodation comprises: Entrance Porch, Entrance Hall, Lounge, Family Room, Kitchen, Inner Hall, Dining Room, Study/Bedroom Four, Shower Room, Three Double Bedrooms, Bathroom, Front & Rear Gardens.



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## Ground Floor Accommodation

### Entrance Porch

Double glazed door to front aspect. Double glazed window to side aspect. Tiled Floor.

### Entrance Hall

Door to front aspect. Double glazed window to front aspect. Radiator. Wood laminate floor.

### Lounge

Double glazed window to front and side aspects. Double glazed patio doors opening to rear aspect. Gas fireplace with back boiler. Two radiators. Wood laminate floor.

### Family Room

Double glazed door and window to front aspect. Radiator. Wood laminate floor.

### Kitchen

Fitted with a range of wall and base units with worktops over. Integrated oven, electric hob and extractor hood over. Integrated fridge/freezer. Space and plumbing for dishwasher. Stainless steel one and half bowl inset sink. Part tiled walls. Tiled floor.

### Inner Hall

With doors to;

### Dining Room

Double glazed windows and French doors to rear aspect. Wood laminate floor. Concealed sink unit. Plumbing washing machine.

### Study/Bedroom Four

Double glazed window to front aspect. Radiator. Wood laminate floor.

### Shower Room

Suite comprises: Shower cubicle. Wash hand basin. Low level WC. Extractor fan. Part tiled walls. Radiator. Tiled floor.

## First Floor Accommodation

### Landing

Stairs from Entrance Hall. Loft access. Storage cupboard. Carpet.

### Bedroom One

Double glazed window to front aspect. Fitted wardrobes with mirrored doors. Walk in cupboard. Wall lights. Radiator. Carpet.

### Bedroom Two

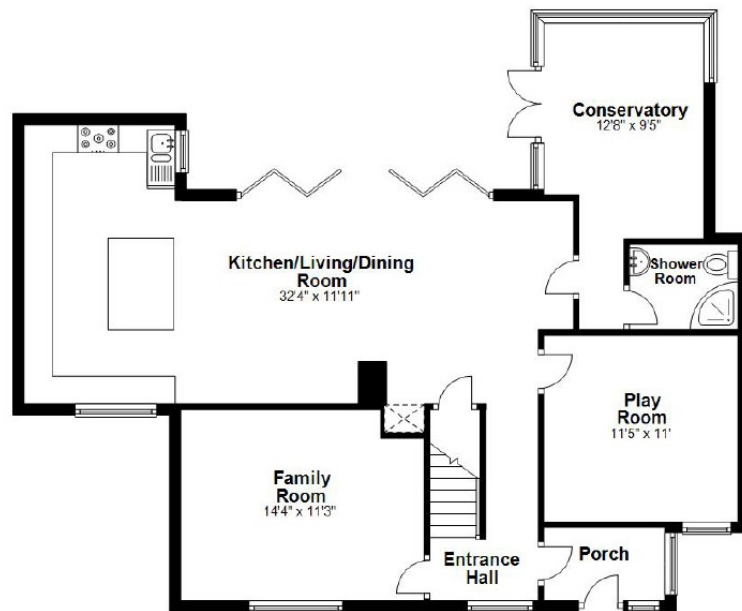
Double glazed window to rear aspect. Fitted wardrobes. Radiator. Carpet.

### Bedroom Three

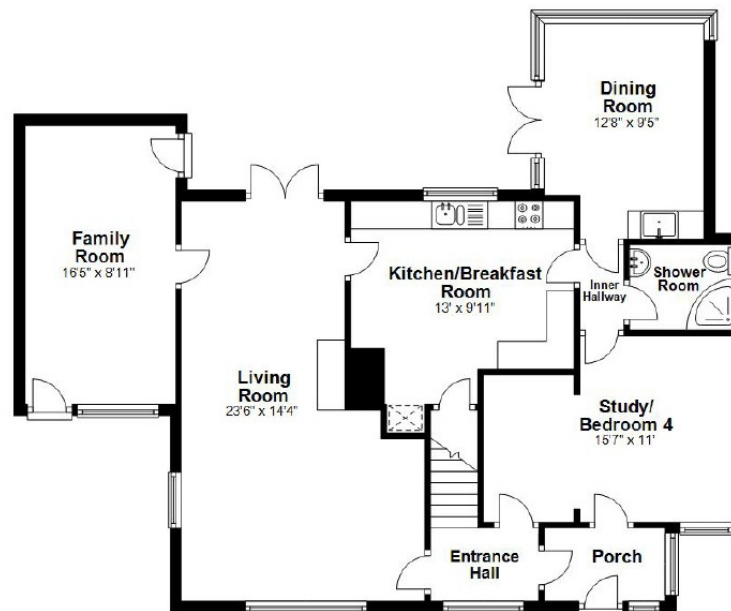
Double glazed window to front aspect. Fitted wardrobes. Eaves storage. Radiator. Carpet.



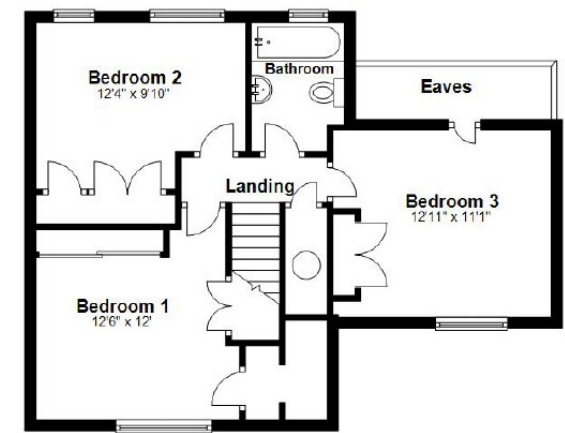
**Proposed Ground Floor**  
Approx. 900 sq. feet



**Ground Floor**  
Approx. 993.3 sq. feet



**First Floor**  
Approx. 553.1 sq. feet



**Total area: approx. 1546.4 sq. feet**

Produced for Cassidy & Tate Estate Agents  
For guidance purposes only. Not to scale.

Plan produced using PlanUp.



### *Bathroom*

*Suite comprises: Bath with over head shower. Wash hand basin. Low level WC. Part tiled walls. Vinyl flooring. Double glazed window to rear aspect.*

### *Exterior*

#### *Front Garden*

*Off street parking for vehicles. Path to front entrance. Floral beds. Side gate to rear garden.*

### *Rear Garden*

*Mainly laid to lawn with raised paved patio area. Rockery and pond. Timber sheds and Greenhouse. Outside light and water tap. Garden is well stocked with plants, shrubs and mature trees. The garden is fully enclosed and private.*

### *Energy Performance Rating: E*

#### *Why Cassidy & Tate*

*At Cassidy & Tate we pride ourselves on delivering a simple, straight forward and fully transparent service which is delivered by all personnel with the utmost professionalism and a*

*supreme level of customer assistance. We provide an extensive range of services to facilitate all aspects of buying and selling such as independent mortgage advice and legal advice. We are very much a business with personal service at heart and understand how best to support our clients throughout the process. Maintaining a high calibre of personnel is a core value of Cassidy & Tate. Boasting a combined level of experience within Hertfordshire and London spanning over 50 years, we can provide specialist advice in all aspects of Residential Sales and Lettings, Commercial, New Home and Land sales. The key to our success is extensive local knowledge combined with the fusion of both, traditional estate agency and cutting edge techniques. We operate from ultra modern offices and use the latest technology to assist us, including social media. Professional photography and floor plans are used as standard to produce an unrivalled property prospectus as we passionately believe first impressions speak volumes.*

### *Disclaimer*

*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.*

### *Council Tax Rating*

*St Albans District Council*

### *Council Tax Band*

*D*

### *Council Tax Charge*

*£1779*





