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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

SEATON ROAD  
ST ALBANS  
AL2 1RL

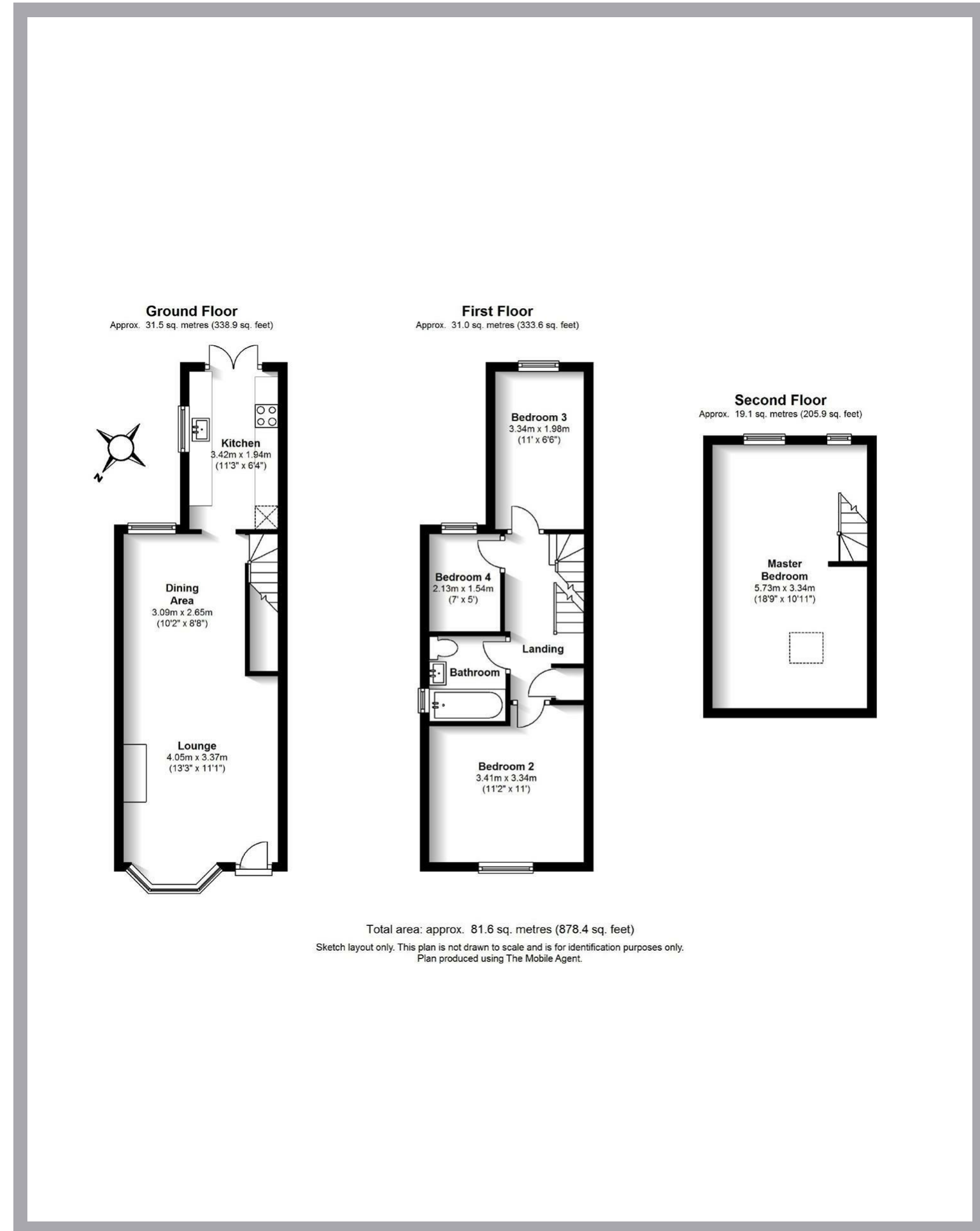
Price £340,000

EPC Rating: G Council Tax Band: C



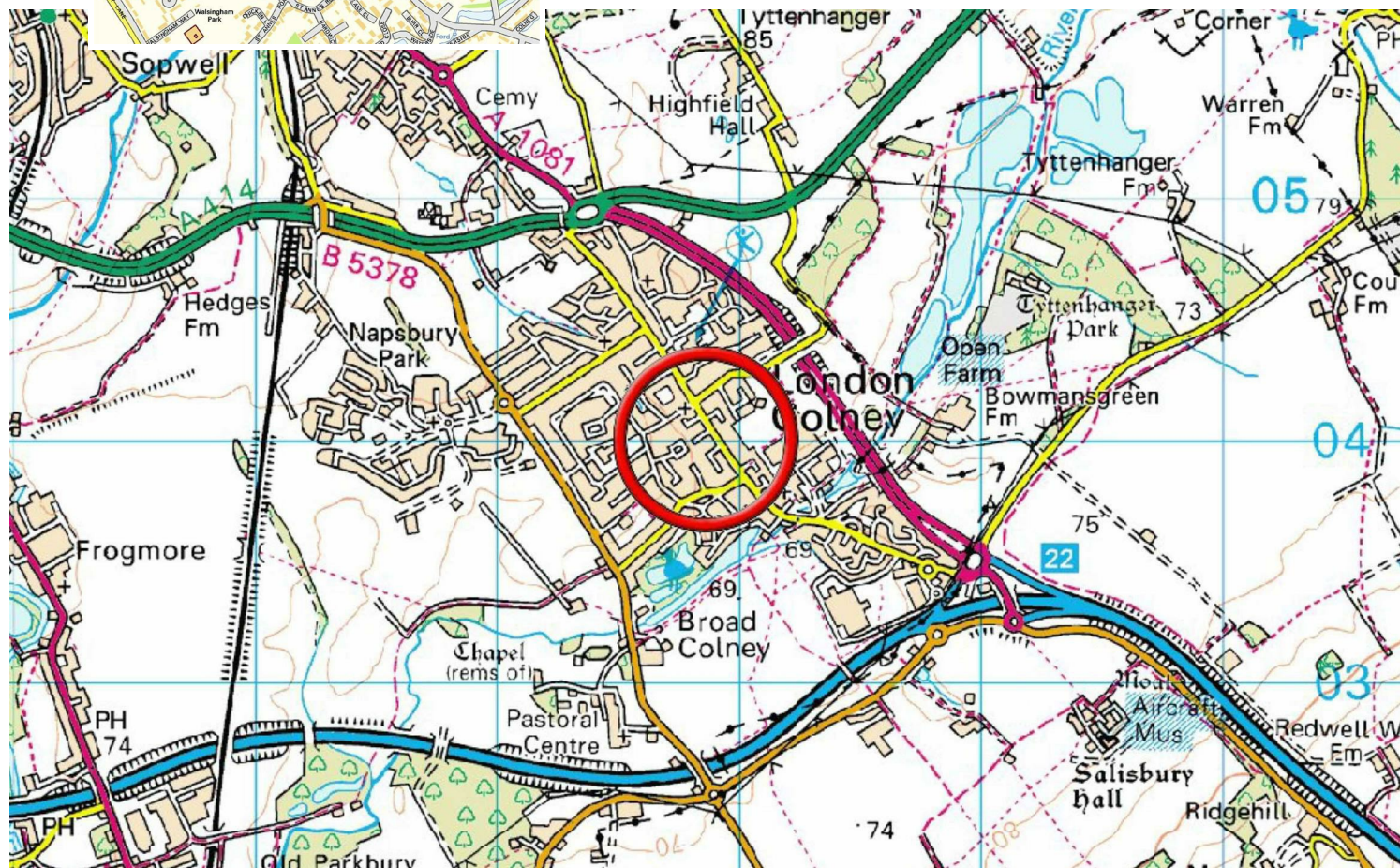
## All The Ingredients Needed For A Fabulous Lifestyle

A charming bay fronted, four bedroom, Victorian property situated in a cul de sac location just off the village High Street. The current owners have sympathetically refurbished the property throughout to provide elegant and beautifully proportioned accommodation, complete with high quality fixtures and fittings, whilst still trying to retain some period detail such as sash style windows and solid wood flooring. Arranged over three floors the property enjoys a light filled lounge with bay window which flows seamlessly to a dining area and a modern high gloss fitted kitchen. On the first floor are three bedrooms and a stunning white bathroom suite, and to the second floor an 18ft master bedroom. The property is further complemented by a well maintained, south east facing rear garden. Seaton road is located approximately 3 miles South of St Albans City centre, giving excellent access to all motorway links as well as being close to the Colney Fields retail shops.



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



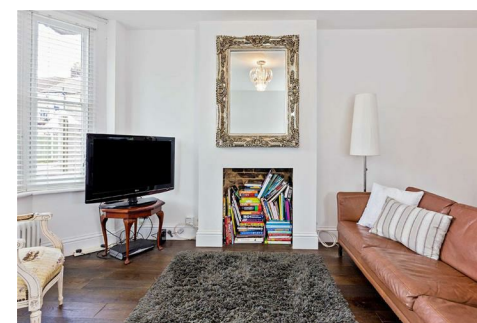
## Why Cassidy & Tate

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

- Victorian Cottage
- Fully Refurbished Property
- Luxury Bathroom Suite
- Extended Into Loft
- 4 Bedroom End Of Terrace
- Lounge/Diner
- Modern Gloss 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		1	1
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



