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Cassidy
& Tate
Your Local Experts



Award Winning Agency



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FOLLY LANE
ST ALBANS
AL3 5JQ

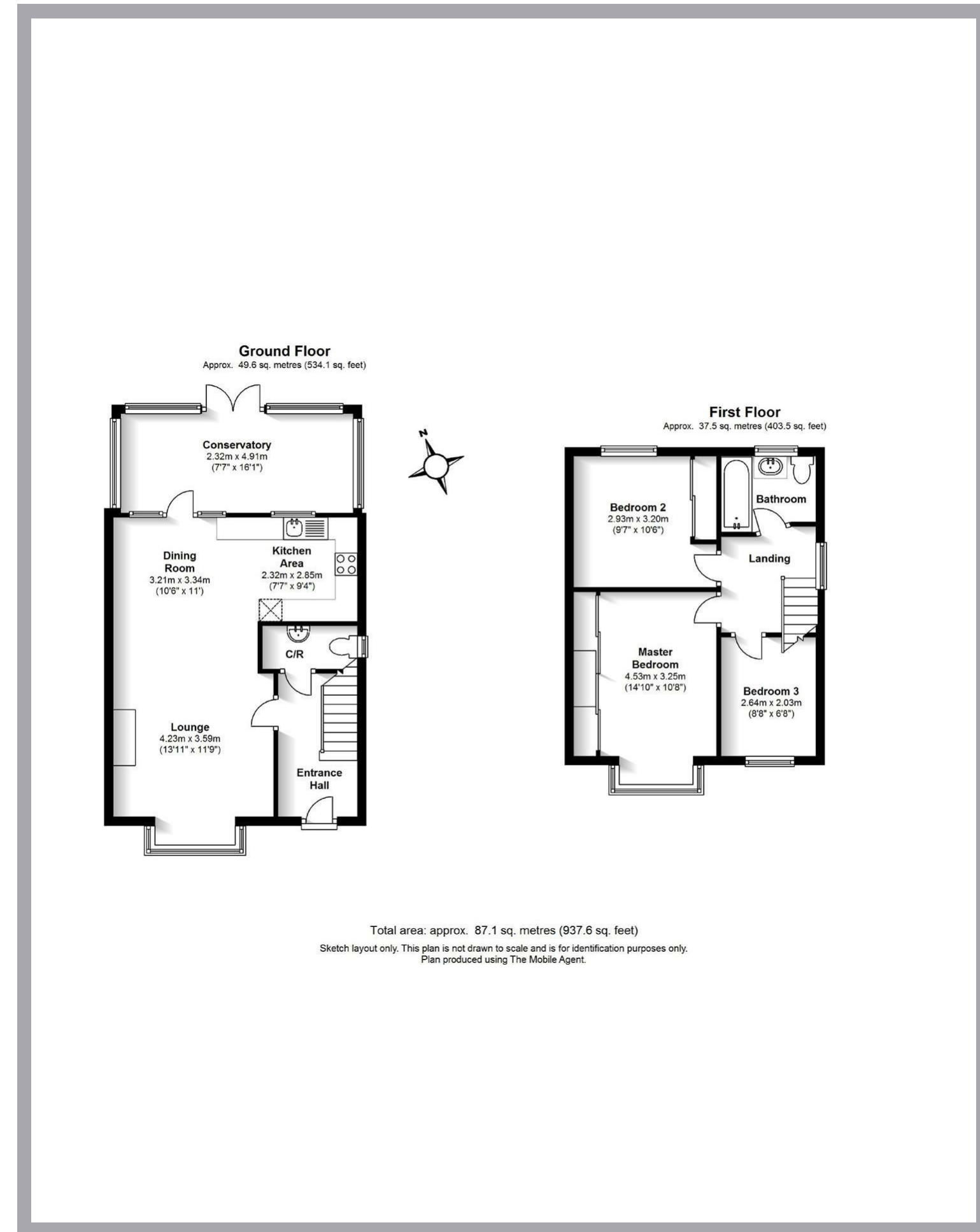
Price £499,950

EPC Rating: G Council Tax Band: D



All The Ingredients Needed For A Fabulous Lifestyle

Positioned in a very sought after location, close to St Albans city centre and the Verulamium Park and lakes, is this 1930's bay fronted semi detached property which merges traditional 1930's features with a contemporary feel. To the back of the house is a 16ft conservatory, bathed in natural sunlight, and enjoys the rear garden as an outlook whilst relaxing. A superb open plan lounge/dining room with feature fireplace flows beautifully to a modern fitted kitchen, and a downstairs cloakroom completes the ground floor accommodation. To the first floor, are two double bedrooms, and a further bedroom which are all served by a stylish modern bathroom. A particular feature of this property is the extensive, approximately 140ft in length, mature rear garden with two patio areas and stocked with a variety of trees, shrubs and flower bed borders. St Albans city centre with its varied shopping and leisure facilities remains a short walk away.



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



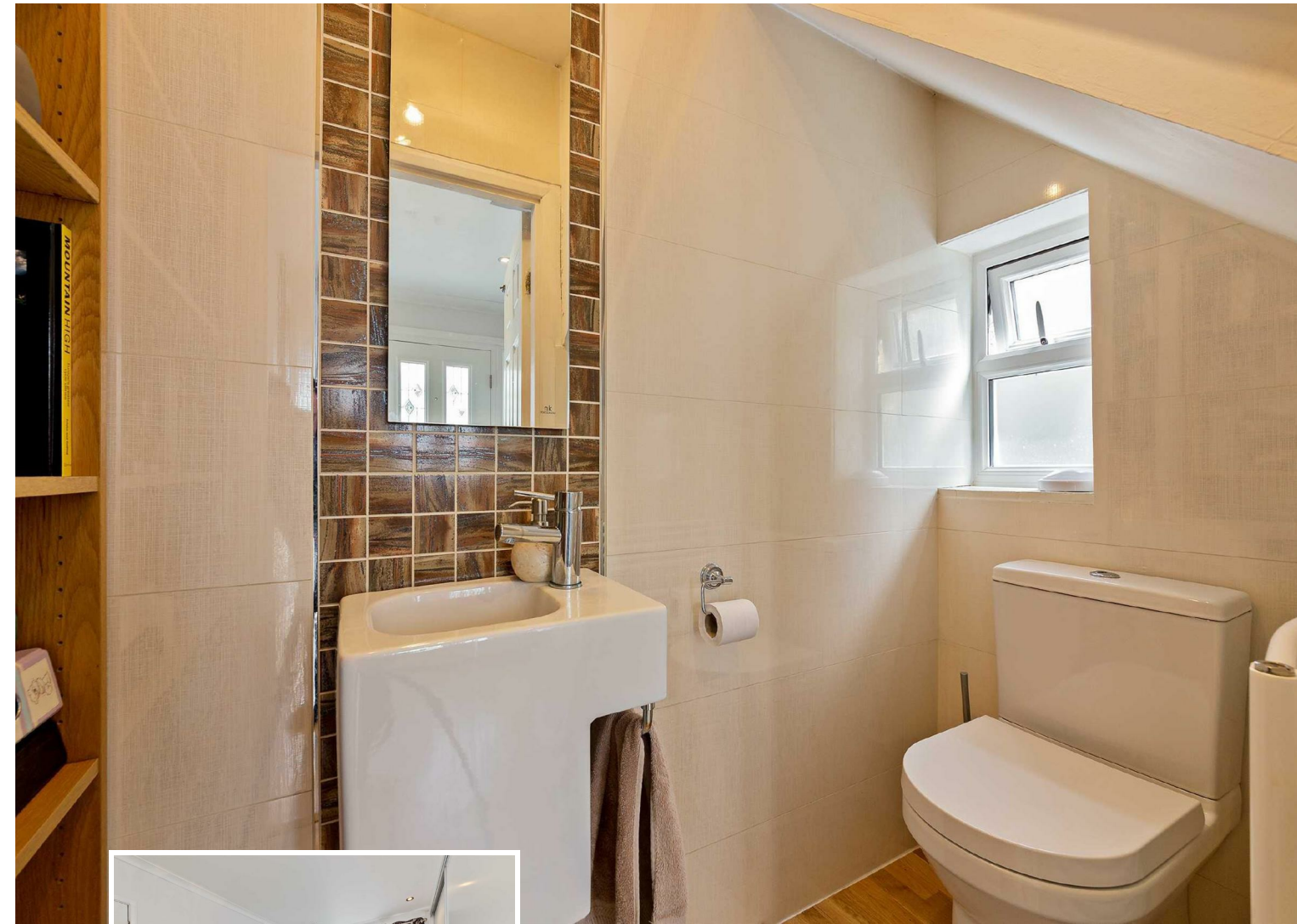
Why Cassidy & Tate

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

- Town Centre Location
- 1930's Semi Detached
- Three Bedrooms
- Open Plan Lounge/Diner
- Close To Verulam Park
- Well Presented Throughout
- Modern Fitted Kitchen
- Approx 140ft Rear Garden

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	



