

St Albans Office  
10 High Street, St Albans  
Herts AL3 4EL  
01727 228428  
stalbans@cassidyandtate.co.uk

Marshalswick Office  
59 The Quadrant, St Albans,  
Herts AL4 9RD  
01727 832383  
marshalswick@cassidyandtate.co.uk

Wheathampstead Office  
39 High Street, Wheathampstead,  
Herts AL4 8BB  
01582 831200  
wheathampstead@cassidyandtate.co.uk

Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

WATLING STREET  
ST ALBANS  
AL1 2QE

Guide Price £595,000

EPC Rating: G Council Tax Band: F



## All The Ingredients Needed For A Fabulous Lifestyle

Set in a prominent position in St Stephens, conveniently located for St Columba's private school and Marlborough state school, is this attractive Neo-Georgian three/four bedroom, detached family home, which occupies a corner position and offers the potential to extend (stpp). A well maintained property which is currently being used as a three bedroom, but with ease of effort, could be a four bedroom home to suit the ever growing family needs. To the ground floor is a well balanced lounge with double doors opening into the dining room, allowing for open or separate living. Upstairs are three bedrooms, a dressing room/bedroom four and a good sized family bathroom. To the outside the property is complemented by a lovely mature rear garden, a side area perfect for laundry drying and bin storage, and a well tended front garden. Watling Street is situated within excellent motorway links, walking distance to the Abbey Flyer station and the beautiful Verulamium Park.



Total area: approx. 111.4 sq. metres (1199.0 sq. feet)  
 Sketch layout only. This plan is not drawn to scale and is for identification purposes only.  
 Plan produced using The Mobile Agent.

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

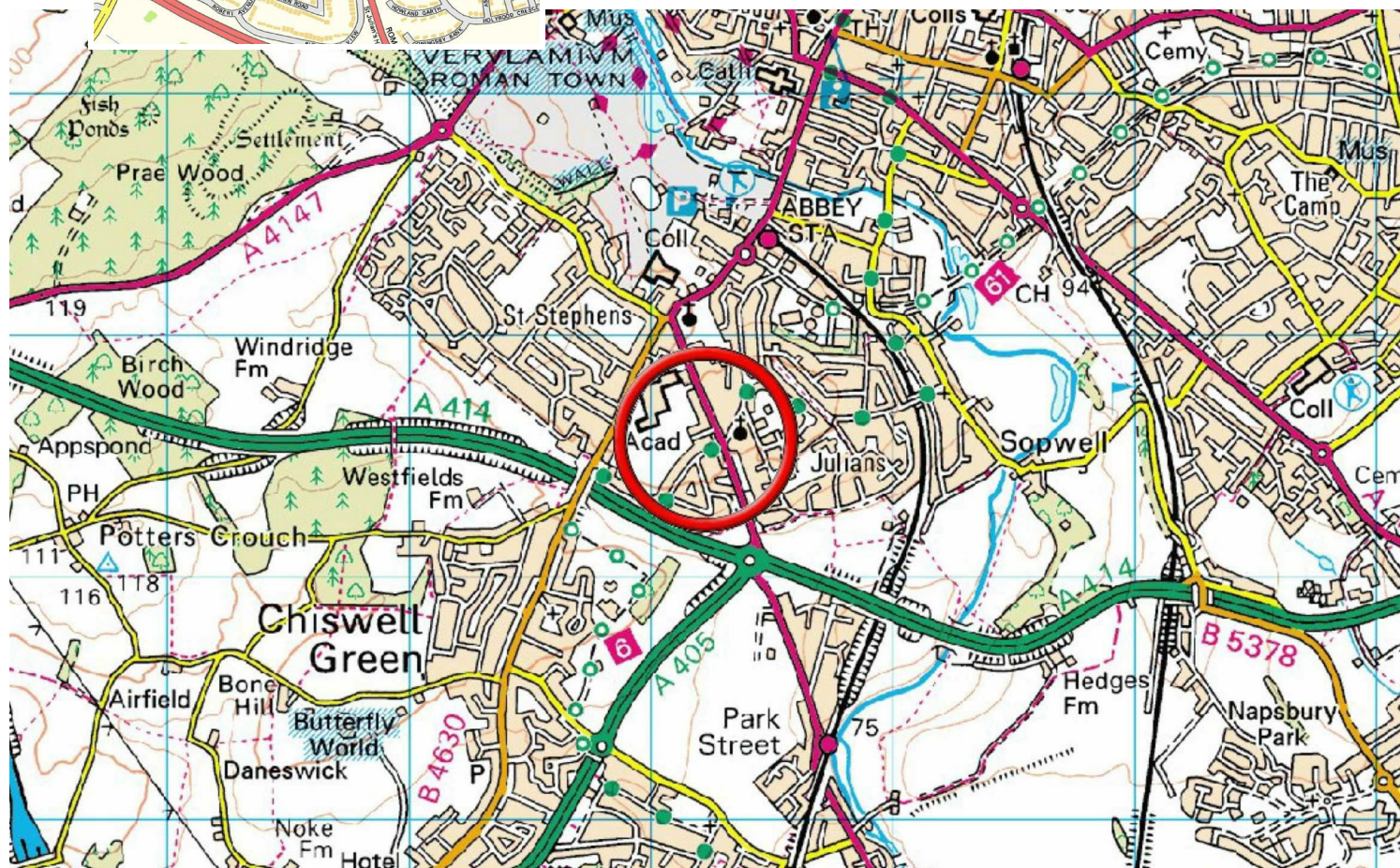
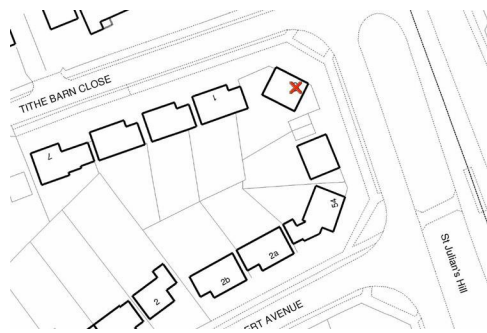
## Why Cassidy & Tate

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

- Neo Georgian Detached
- Catchment Of Good Schools
- Three/Four Bedrooms
- Cloakroom
- Travel Links To London
- Potential To Extend (stpp)
- Two Reception Rooms
- Detached Garage

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



