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Cassidy
& Tate
Your Local Experts



Award Winning Agency

STATION ROAD

ST. ALBANS

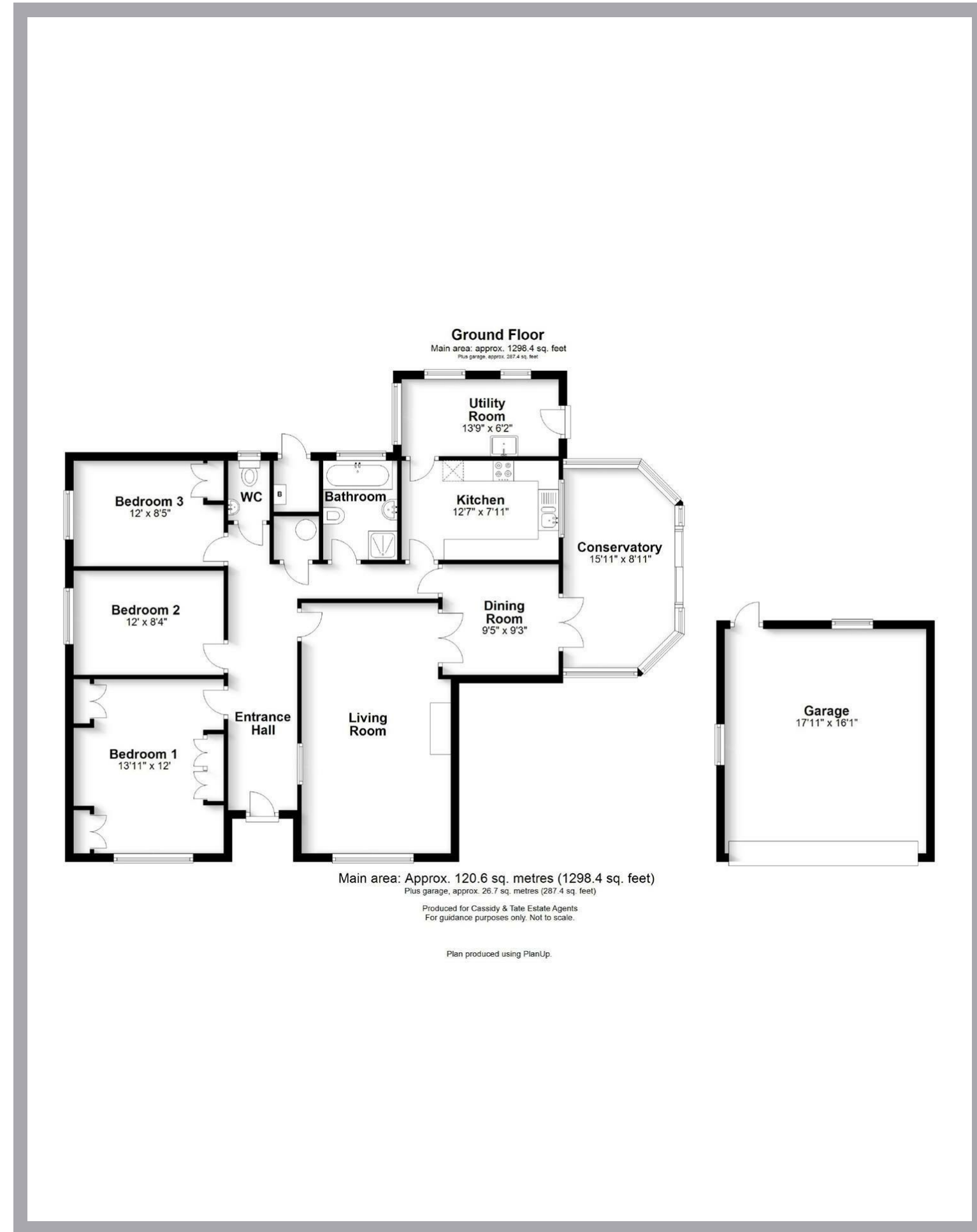
AL4 0HB



Cassidy&Tate

All The Ingredients Needed For A Fabulous Lifestyle

Positioned on a large corner plot location with good size mature gardens is this three bedroom, detached bungalow approaching 1,300 square feet. Presented in a tidy order but could benefit from some updating to suit. The accommodation comprises: entrance hall, a good size living room, separate dining room, conservatory overlooking the lovely gardens, three bedrooms, bathroom with shower and with separate WC. Externally, a beautiful, mature rear garden is the perfect outdoor haven, whilst a paved driveway provides off road parking for several vehicles in front of a double garage. Station Road is nestled in the heart of the highly convenient hamlet of Smallford, which is a pretty village location surrounded by mostly agricultural land but with excellent road links to nearby towns such as Hatfield and St Albans and the motorway network. The nearest railway stations are at St. Albans, Hatfield and Welham Green. For the vehicle user, the A1001, A414, the A1 (M) and the M25 are all close by.



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

- Detached Bungalow
- Three Bedrooms
- Further Potential (STP)
- Detached Garage
- Corner Plot
- Large Garden
- Needs Updating
- Potentially No Onward chain

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	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



