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Herts AL4 9RD
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39 High Street, Wheathampstead,
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01582 831200
wheathampstead@cassidyandtate.co.uk

Cassidy & Tate
Your Local Experts

Award Winning Agency

WILLOW CRESCENT

ST. ALBANS

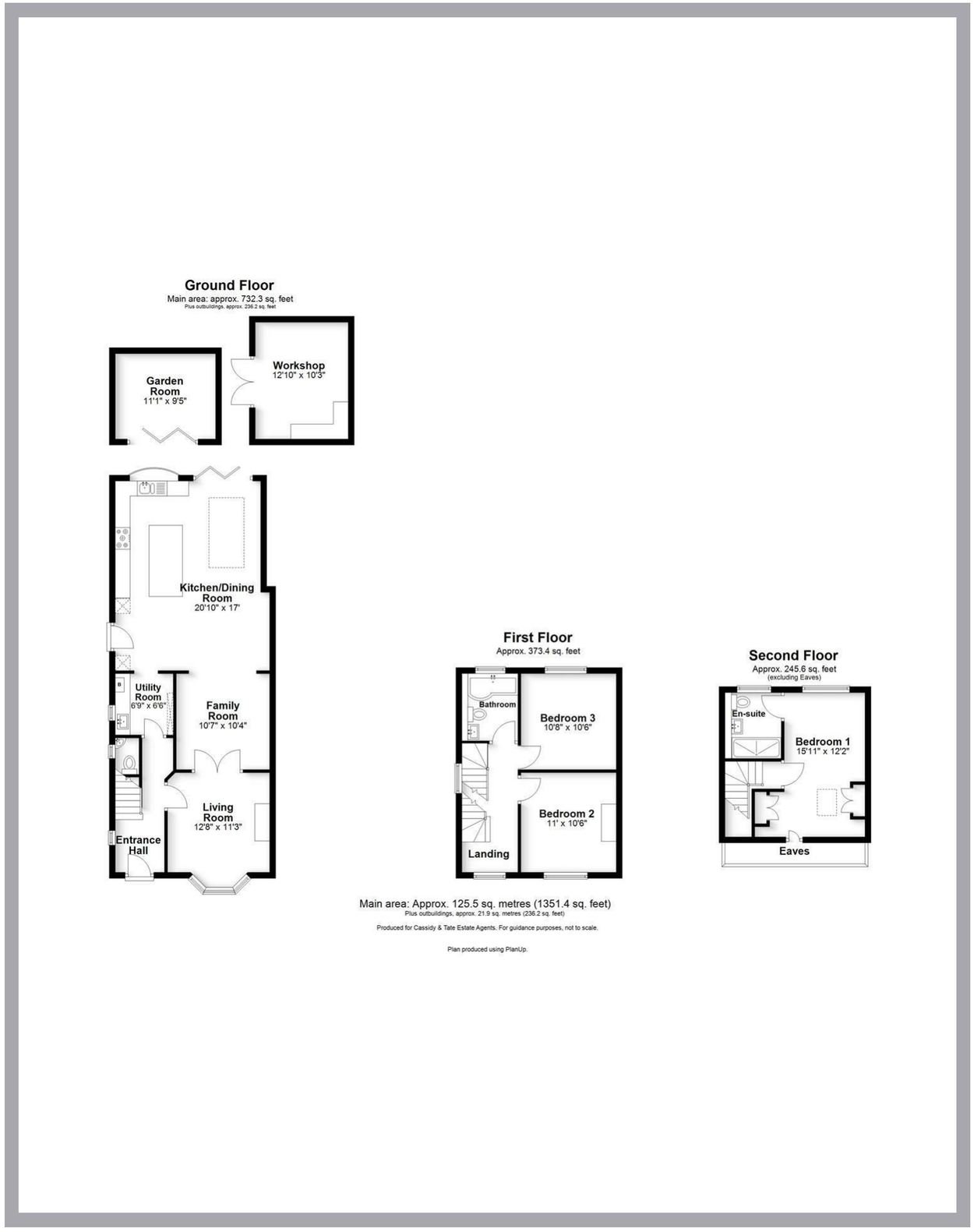
AL1 5DB

Price Guide £900,000

EPC Rating: D Council Tax Band: D

All The Ingredients Needed For A Fabulous Lifestyle

An extended three bedroom semi-detached family home conveniently located for Beaumont school and abutting Longacres Park. The generous accommodation is laid out over three levels to include an open plan kitchen/dining area leading onto a family room and separate lounge. The ground floor also offers a useful utility room and downstairs cloakroom. On the first floor, there are two double bedrooms and family bathroom and a principal bedroom with shower room on the second floor. The property is further enhanced by a large garden with patio area ideal for entertaining and a garden office and separate shed/den to the rear- perfect for those who work from home or require a quiet space for study. Off-road parking is also provided to the front and there is convenient side access. Situated near Longacres Park and Beaumont School, this location is ideal for families seeking access to green spaces and sought after schools whilst close proximity to Alban Way allows convenient access to the mainline station.



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.

www.cassidyandtate.co.uk

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.

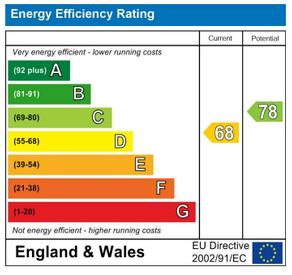
We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or 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

- Semi Detached Home
- Close To Beaumont School
- En Suite Facilities
- Large Garden
- Upper Chain Complete
- Three Double Bedrooms
- Off Road Parking
- Open Plan Kitchen/Diner
- Outside Office
- Near Longacres Park



The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

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