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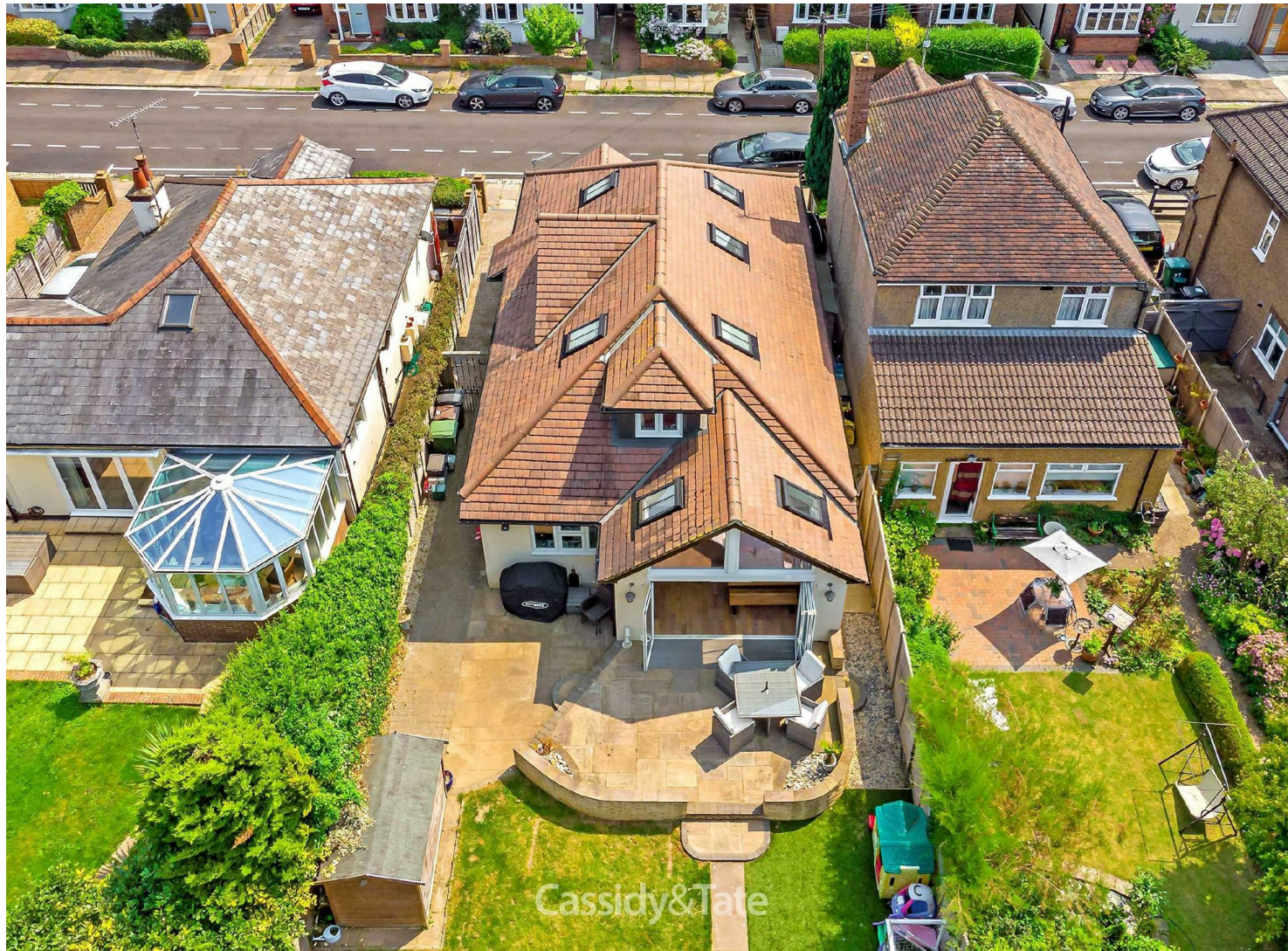
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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency

ST. JULIANS ROAD  
ST. ALBANS  
AL1 2AZ



# All The Ingredients Needed For A Fabulous Lifestyle

A tasteful décor and stylish modern finishes combined with a meticulous design is immediately apparent once you step into this deceptively spacious four bedroom detached family home. The property sits on a good sized plot and has been transformed to provide a high quality and lavish two level home that will not disappoint. The ground floor is intended for flexible family living with large inviting areas that include a superb 24ft lounge/dining room that's bathed in natural light via the feature rear window and bi-fold doors that spill out to the rear garden which then flows beautifully into a fabulous kitchen. Further features to the ground floor is a utility room, bedroom one with dressing room, bedroom two and the main shower room. Bedroom three and four and the family bathroom can be found on the first floor. The property is further complemented by an attractive rear garden which also boasts the detached home office/gym and to the front a driveway provides off road parking. St. Julians Road is located within a short walking distance to St. Albans city centre and main line station. The property is conveniently situated for St. Columbas College private school as well as being in the catchment of good state schools. For the commuter wanting to travel into London by car or train can do so with ease of effort via the St. Albans Abbey Flyer and the M25 plus the M1 motorway networks being a short distance 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

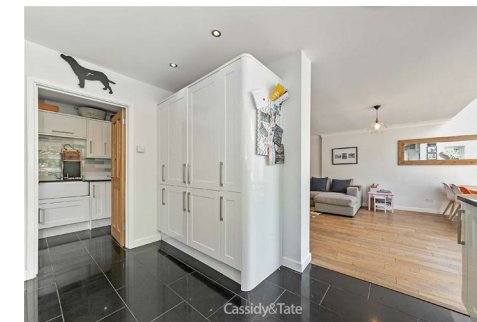
## Why Cassidy & Tate

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



Cassidy&Tate

## Specialists in Bespoke Properties

- Large Detached Dwelling
- En-Suite, Cloakroom & Bathroom
- Fully refurbished Throughout
- Off Street Parking
- Four Double Bedrooms
- Open Plan Accommodation
- Detached Garden Office/Gym
- Walking To Town & Stations

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	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
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(1-20) <b>G</b>	<b>1</b>	<b>1</b>
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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