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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



[www.cassidyandtate.co.uk](http://www.cassidyandtate.co.uk)

SPRINGWOOD WALK

ST ALBANS

AL4 9UN

Offers In Excess Of £1,170,000

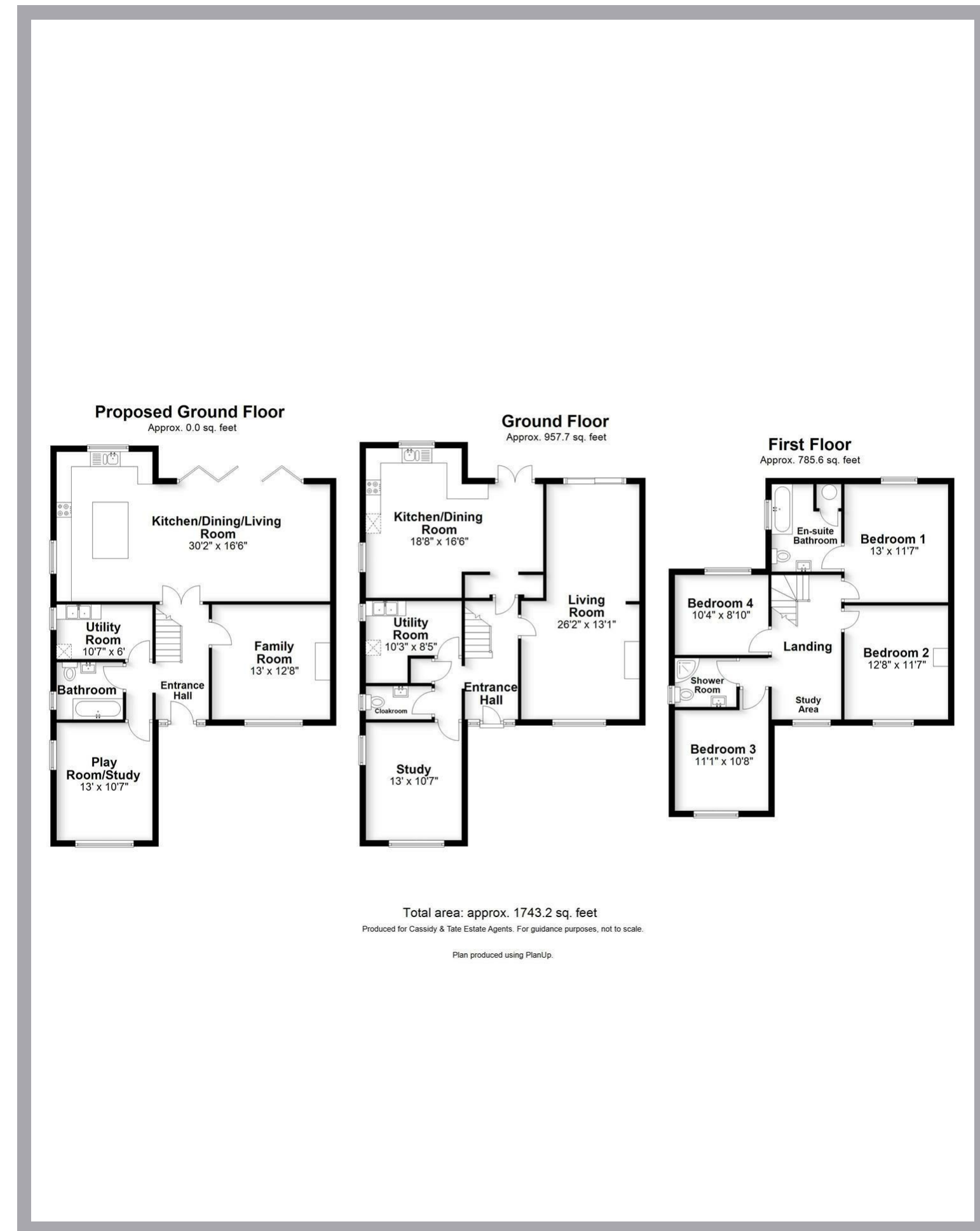
EPC Rating: C Council Tax Band: F





# All The Ingredients Needed For A Fabulous Lifestyle

This four double-bedroom semi-detached Nash family home that is situated on a lovely tree-lined cul-de-sac, has been extended and perfectly designed to create a wonderful sense of space. The accommodation is currently arranged over two floors and includes an entrance hall, cloakroom, utility room, a spacious living room, second reception, an open plan kitchen/dining/family room, four bedrooms, a large study/landing an en-suite to the main bedroom and a family shower room. Externally, the property boasts a large 80' plus south-facing rear garden and a driveway providing off-road parking for several vehicles. Springwood Walk is a desirable address located within the catchment area of excellent schools and good local amenities. Access to pretty Jersey Lane is close by with walks to Sandridge and the Quadrant. St Albans, a historic city in Hertfordshire, England, is known for its rich history dating back to Roman times when it was called Verulamium. The city is home to several notable landmarks and attractions, including the magnificent St Albans Cathedral, the country's oldest and most impressive cathedral. The city centre features a mix of medieval and Georgian architecture, with cobbled streets, traditional pubs, and independent shops. St Albans also boasts beautiful green spaces such as Verulamium Park and Clarence Park.





# 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

- Largely Extended Nash
- Four Reception Rooms
- Cul-de-Sac Road
- Freehold EPC C
- Four Double Beds
- Large South Facing Garden
- Tax Band F £3,025
- Walk to Sandringham School

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		
Not energy efficient - higher running costs		
England & Wales	74	83
EU Directive 2002/91/EC		





