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SUTTON ROAD  
ST. ALBANS  
AL1 5JQ

Price Guide £575,000

EPC Rating: D Council Tax Band:

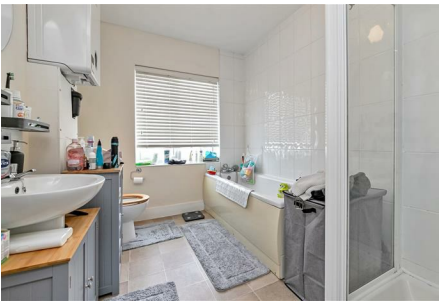




Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.

# All The Ingredients Needed For A Fabulous Lifestyle

This three bedroom semi-detached house presents an excellent opportunity for families and first-time buyers alike with potential to extend to the rear and create additional accommodation by converting the loft s.t.p. The property boasts a spacious layout, perfect for modern living, and is offered with no upper chain, ensuring a smooth transition for the new owners. The property features a double garage to the rear providing ample space for vehicles or additional storage, a rare find in this sought-after area. Located in Fleetville, you will benefit from a vibrant community with excellent local amenities, including Morrisons supermarket, local shops, schools, and parks, all within easy reach. St. Albans city centre is also nearby, providing a wider range of shopping and dining options, as well as excellent transport links to London and beyond.



## Specialists in Bespoke Properties

- Semi Detached Home
- Double Garage
- EPC Rating D
- Convenient Location
- Three Bedrooms
- No Upper Chain
- Council Tax D £2,199
- Scope To Extend

Free Online Valuation



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		60
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	