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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

STARLIGHT WAY
ST ALBANS
AL4 0JP

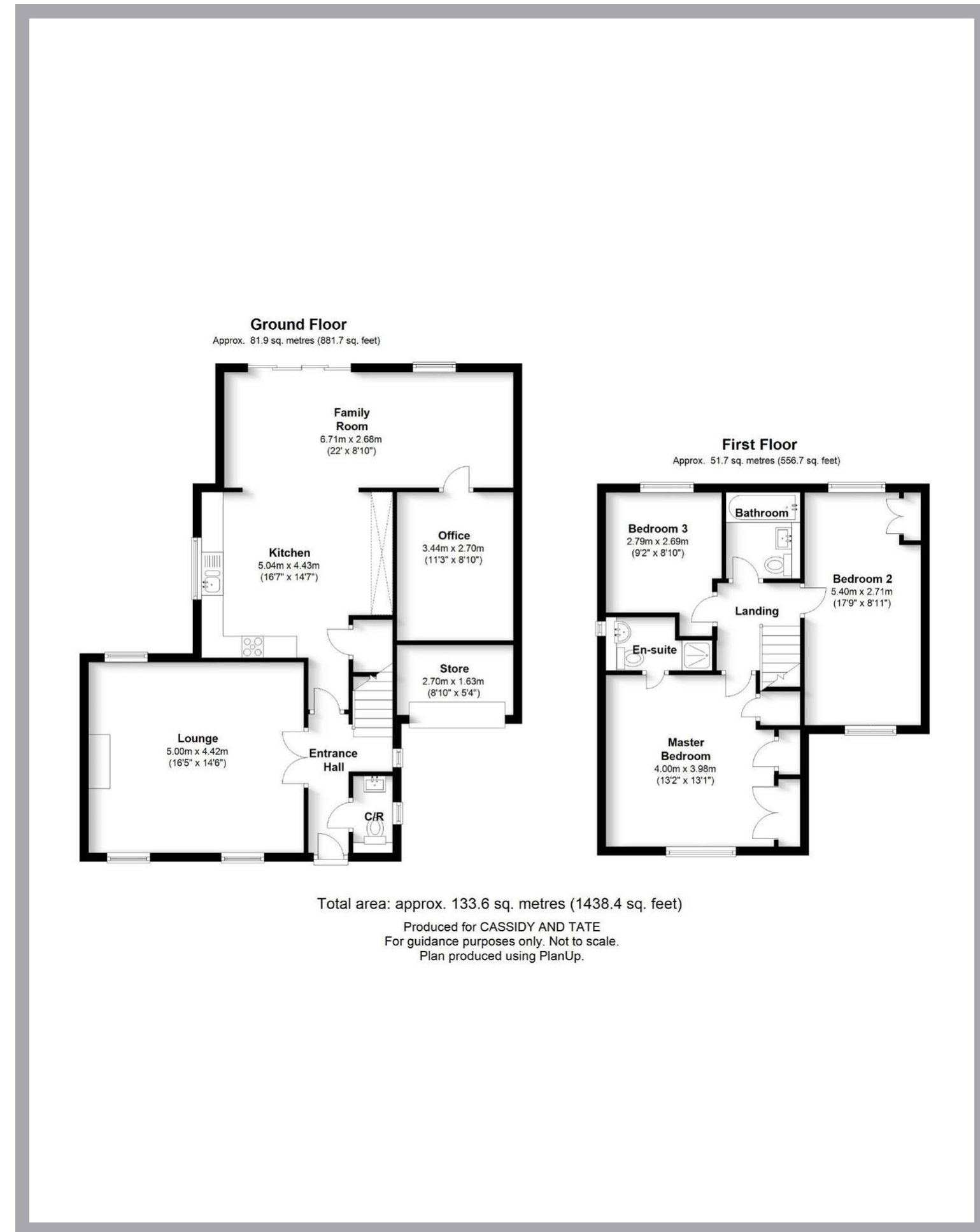
Guide Price £725,000

EPC Rating: G Council Tax Band: E



All The Ingredients Needed For A Fabulous Lifestyle

A delightful three bedroom semi detached home positioned in a popular modern development located on the East side of St. Albans. Over recent years the property has been enlarged and improved by the current owners to create a light filled home with excellent living spaces and versatile accommodation. Immaculately presented and a ground floor design provides all the necessary requirements for todays busy lifestyles. To the rear of the property is an open plan kitchen/family room, perfect for bringing the family together or when entertaining. Bi-folding doors from the family room allow to bring the outside in. Also to the ground floor is a well proportioned lounge, a cloakroom, an office and a store room. On the first floor a stylish en-suite serves the master bedroom, whilst a lovely bathroom serves the remaining two bedrooms. Externally a low maintenance rear garden complements the property beautifully, whilst a block paved driveway to the front provides off road parking. Starlight Way is situated close to parkland and useful amenities including Nuffield Health Club and a very well regard Nursery School. St. Albans city centre plus the mainline railway station remain only 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



Specialists in Bespoke Properties

- Three Bedroom Semi
- Bathroom & Cloakroom
- Open Plan Accommodation Kitchen/Family/Dining Room
- Refurbished & Modernised
- Master Bedroom En-Suite
- Extended Side & Rear
- Garage & Off Street Parking



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	



