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Cassidy
& Tate
Your Local Experts



Award Winning Agency

HILL END LANE
ST ALBANS
AL4 0UA

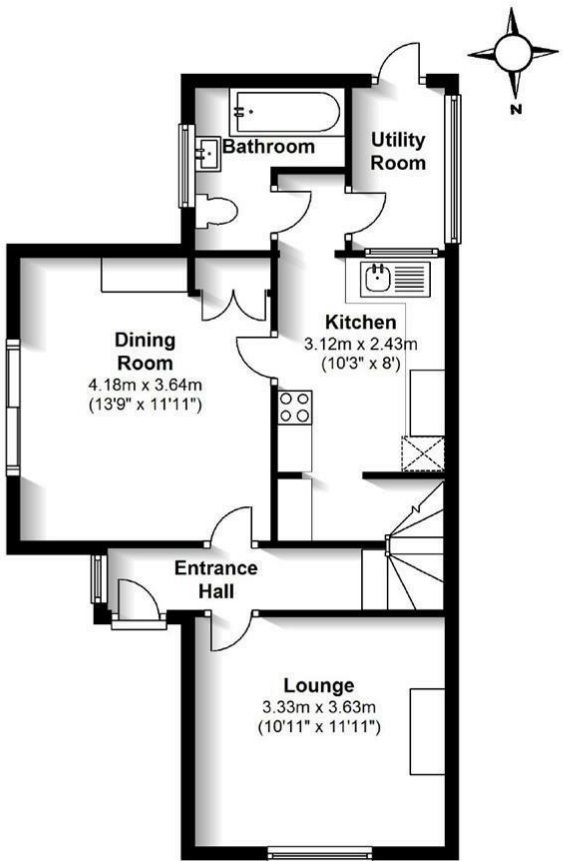


All The Ingredients Needed For A Fabulous Lifestyle

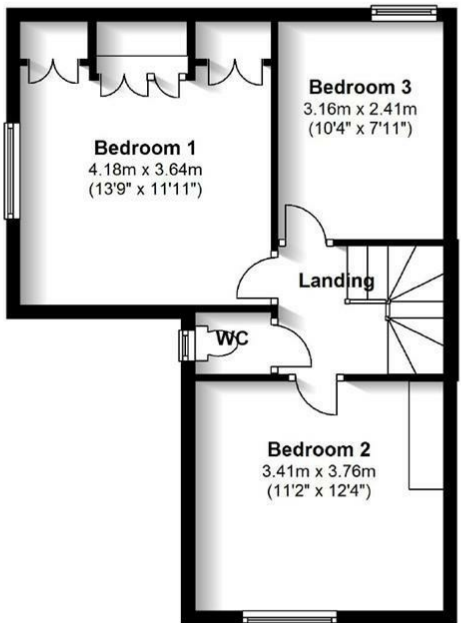
A highly sought after traditional 1930's dwelling offering generous room dimensions and large front and rear gardens. Already situated on a substantial sized corner plot, this property has the added bonus of potentially extending or further development opportunities, subject to obtaining the relevant planning permissions, would make this the perfect home for the ever growing modern family lifestyles. Featuring well planned accommodation to include a lounge, separate dining room, fitted kitchen, utility area, three bedrooms, cloakroom and family bathroom. The property is further completed by an attractive rear garden with a raised decking area, ideal for outdoor dining, and a block paved driveway providing ample off road parking for several cars.



Ground Floor
Approx. 52.1 sq. metres (561.2 sq. feet)



First Floor
Approx. 41.7 sq. metres (448.4 sq. feet)



Total area: approx. 93.8 sq. metres (1009.6 sq. feet)
Sketch layout only. This plan is not drawn to scale and is for identification purposes only.
Plan produced using The Mobile Agent.

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 Bedrooms
- Corner Plot
- End Of Terrace
- Ample Driveway Parking
- Two Reception Rooms
- Potential To Extend (stpp)
- Further Development Opportunity(stpp)

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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



