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Cassidy  
&Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

ROSE WALK  
ST ALBANS  
AL4 9AA

Guide Price £1,200,000

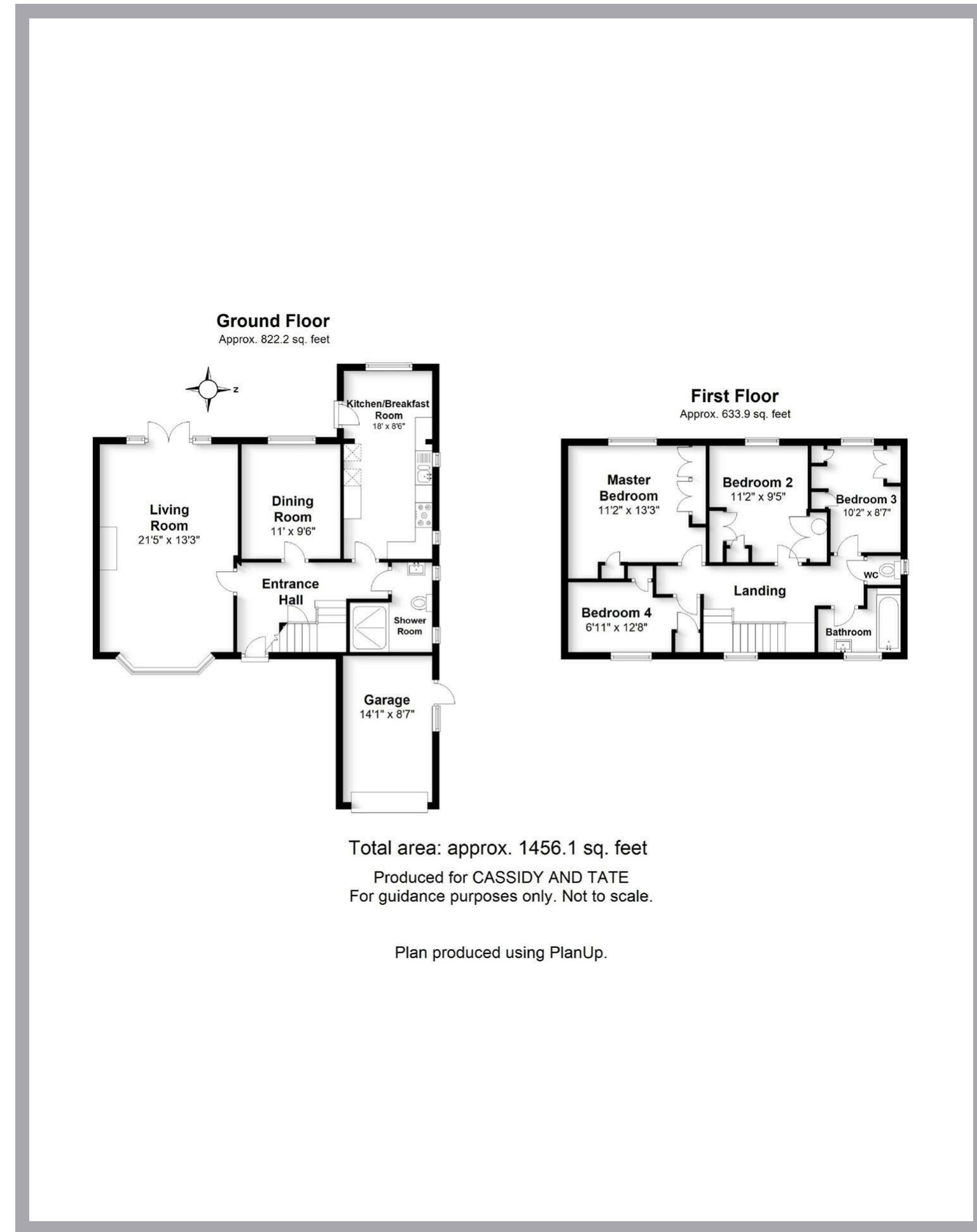
EPC Rating: G Council Tax Band: G



Cassidy&Tate

## All The Ingredients Needed For A Fabulous Lifestyle

Properties such as this detached four bedroom dwelling are few and far between, combining the opportunity to acquire an established house in a highly desirable location with excellent potential to develop it to individual tastes and requirements. Though in need of some updating, the property is presented in good decorative order throughout and benefits from well-proportioned living spaces that easily cater for busy family lifestyles. Features include entrance hall, dual aspect living room with feature open fireplace, separate dining room, kitchen/breakfast room, downstairs shower room, four bedrooms and family bathroom. A particular feature is the beautiful south-west facing rear garden. Bordered by timber boundary fencing and stocked with a variety of mature trees, shrubs and plants, it creates a perfect secluded outdoor haven. To the front of the property, a block paved driveway includes a garage and provides generous off road parking for cars. Rose Walk is an enviable address, favoured by families looking to place their children in the highly regarded local schools and within short walking distance of the excellent local amenities at the Quadrant Parade, which now includes a Marks & Spencer foodhall.



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

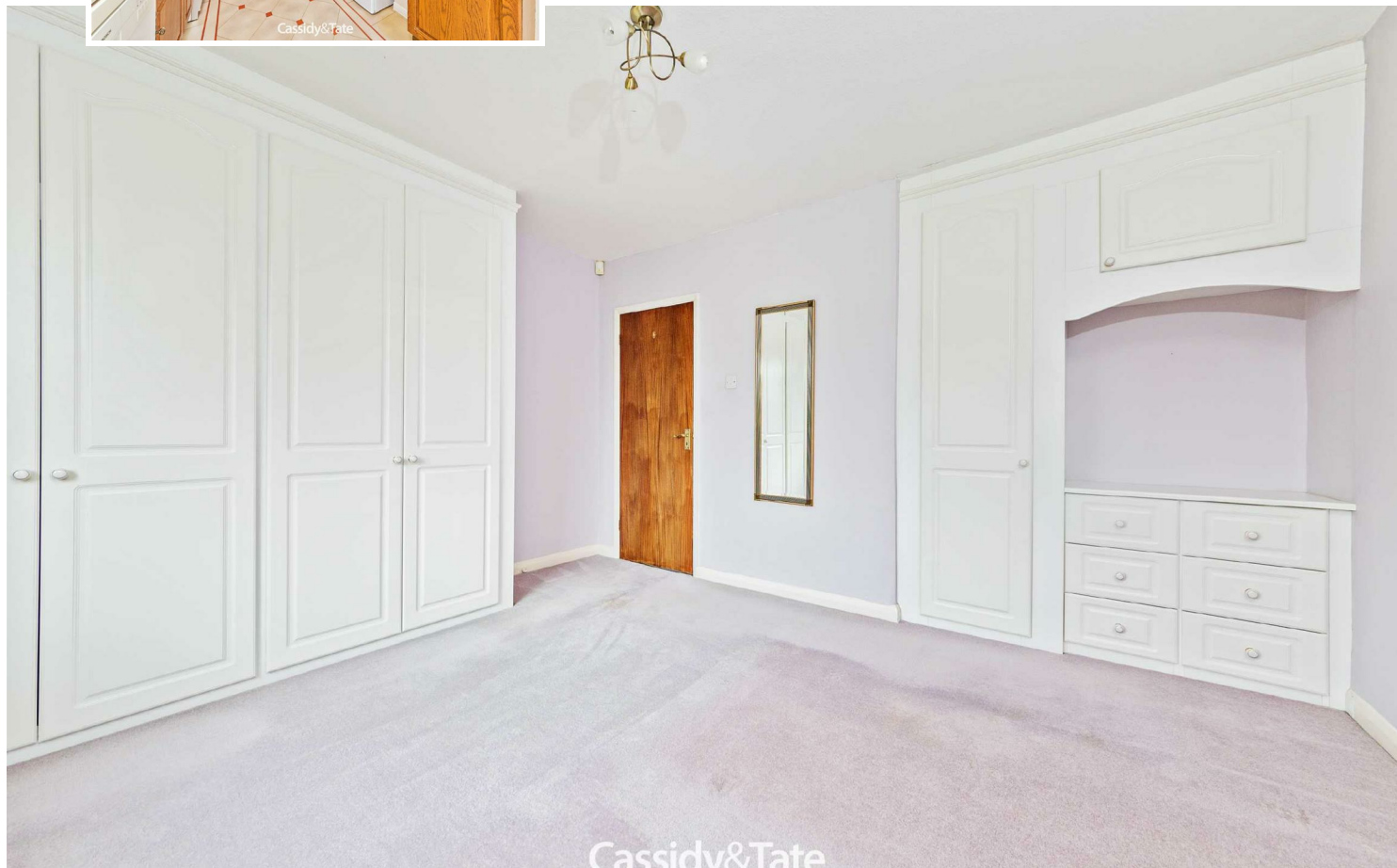
## Why Cassidy & Tate

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

- Prime Location
- Two Reception Rooms
- Potential To Extend (stpp)
- School Catchment Area
- Four Bedroom Detached
- Garage & Parking
- Potential For New Build (stpp)
- Chain Free

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	



