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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

WESTFIELDS
ST ALBANS
AL3 4LR

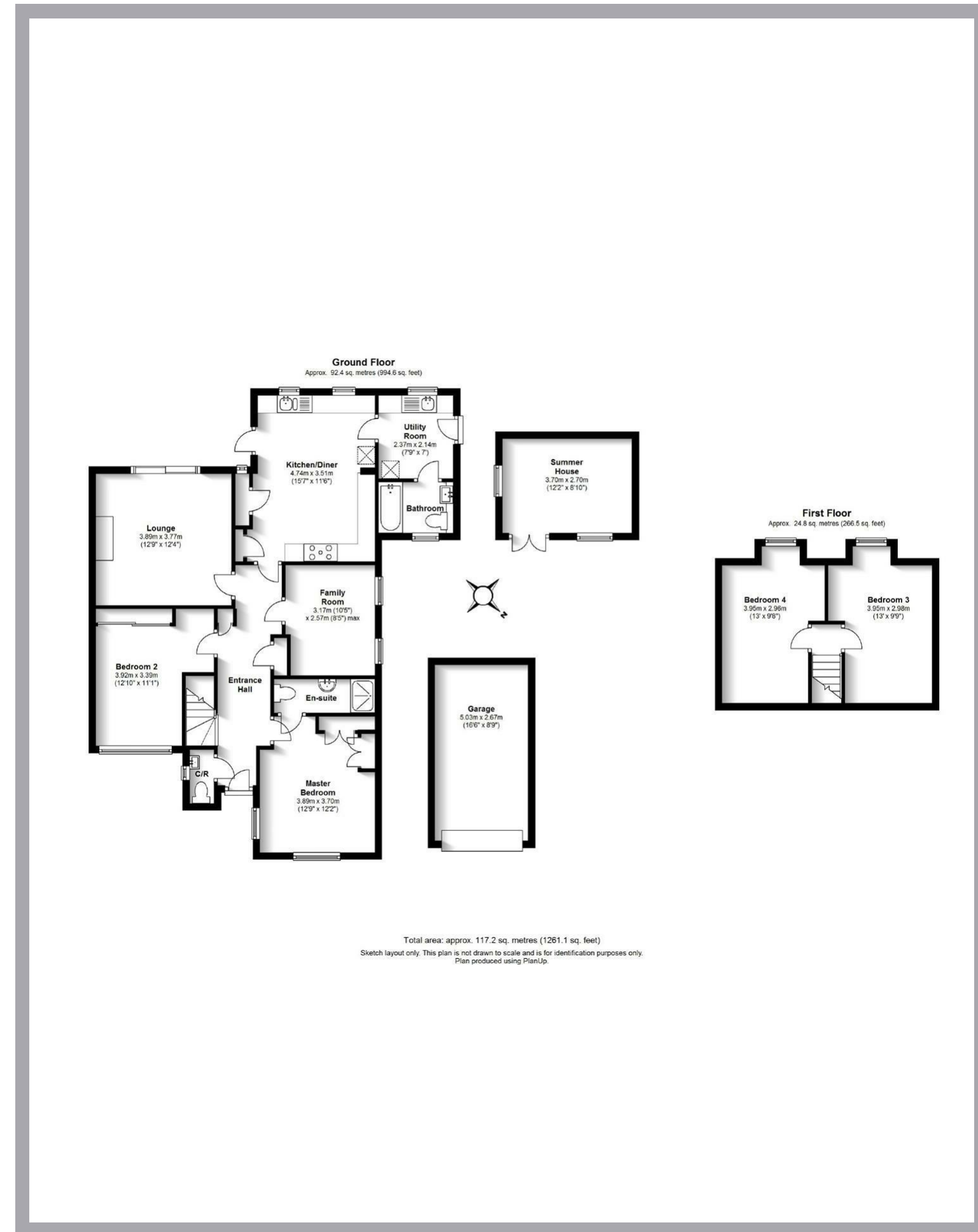
Guide Price £675,000

EPC Rating: G Council Tax Band: E



All The Ingredients Needed For A Fabulous Lifestyle

Set back from the road and sitting on a substantial plot in the sought after St Stephen's area of St Albans, is this beautifully presented and well maintained four bedroom home, perfectly situated within the catchment of highly regarded schools and close to Verulamium Park. A practical and functional ground floor layout features a lounge leading out onto a large external decking area, family room, a large modern kitchen/dining room with stunning views over open countryside, utility room, family bathroom, cloakroom, two of the four double bedrooms and ensuite to the master bedroom. To the first floor are two further double bedrooms. This spacious property is enhanced by an attractive south facing garden overlooking beautiful countryside. The garden has a useful summer house and shed with power and light, a further shed and gazebo. To the front of the property is a large block paved driveway providing parking for several cars and a detached brick built garage. This attractive property already offers a wealth of living space suitable for a busy family lifestyle, but is being sold with the added bonus of having been granted planning permission to further extend both the ground and first floor living spaces. Westfields is situated in St Stephen's to the south side of St Albans and within easy walking distance of Verulamium Park & Waitrose. The property is ideal for commuting with easy access to both the M1 & M25.



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



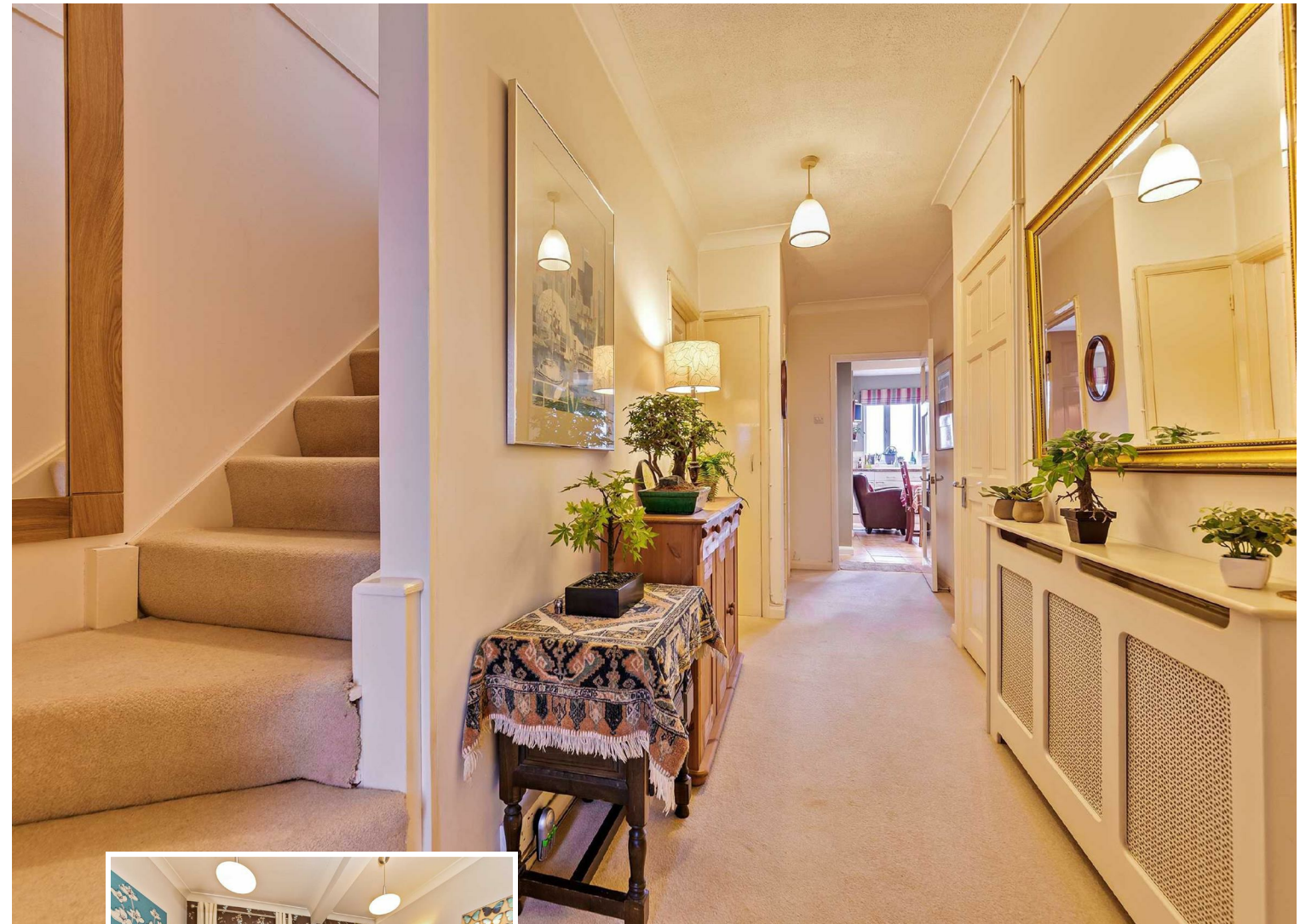
Why Cassidy & Tate

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

- Four Double Bedrooms
- Master Bedroom En-Suite
- Views Over Open Countryside
- South Facing Garden
- Three Reception Rooms
- Kitchen/Diner & Utility Room
- Close to Verulamium Park
- OSP For Several Cars

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	



