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Your Local Experts



Award Winning Agency

SPRINGWOOD WALK

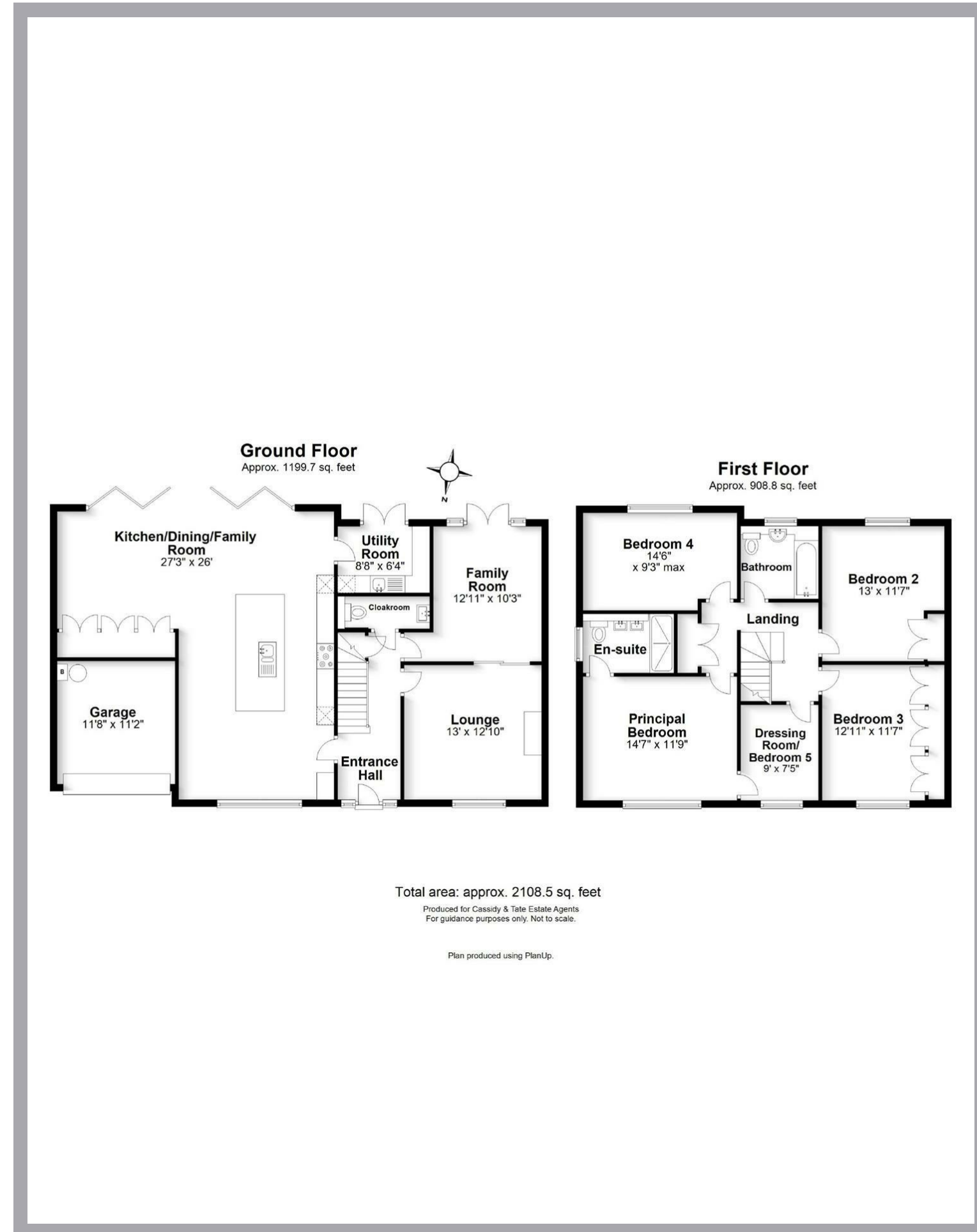
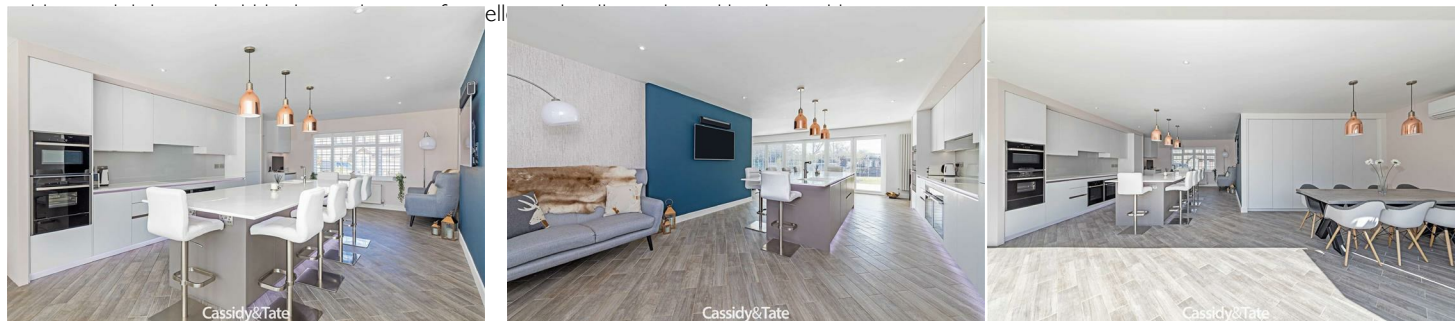
ST. ALBANS

AL4 9UN



All The Ingredients Needed For A Fabulous Lifestyle

Perched at the start of a lovely tree-lined cul de sac is this four/five bedroom semi-detached Nash family home which has recently been extended and perfectly designed to create a wonderful sense of space. This property has been thoroughly refurbished to a high standard throughout with high specifications and contemporary living accommodation arranged over two floors comprising: entrance hall, cloakroom, two separate reception rooms, an open plan kitchen/dining/family room, utility room, four bedrooms, en-suite to main bedroom and dressing room or optional fifth bedroom. There is a luxury family bathroom. At the hub of the home and warmed by underfloor heating is the superb open plan kitchen/dining/ family room, a relaxed setting for family gatherings or for playing host whilst entertaining, and also the point from which to move effortlessly from inside to outside. Bi-folding doors allow for year round natural daylight to pour through. The contemporary kitchen boasts a huge breakfast island and high quality appliances including double ovens and induction hob with further steam oven. Externally the property is further enhanced by a good sized south facing rear garden with a large raised deck. Set back from the road, the property boasts a large driveway providing off road parking for several vehicles. Springwood Walk is an enviable



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

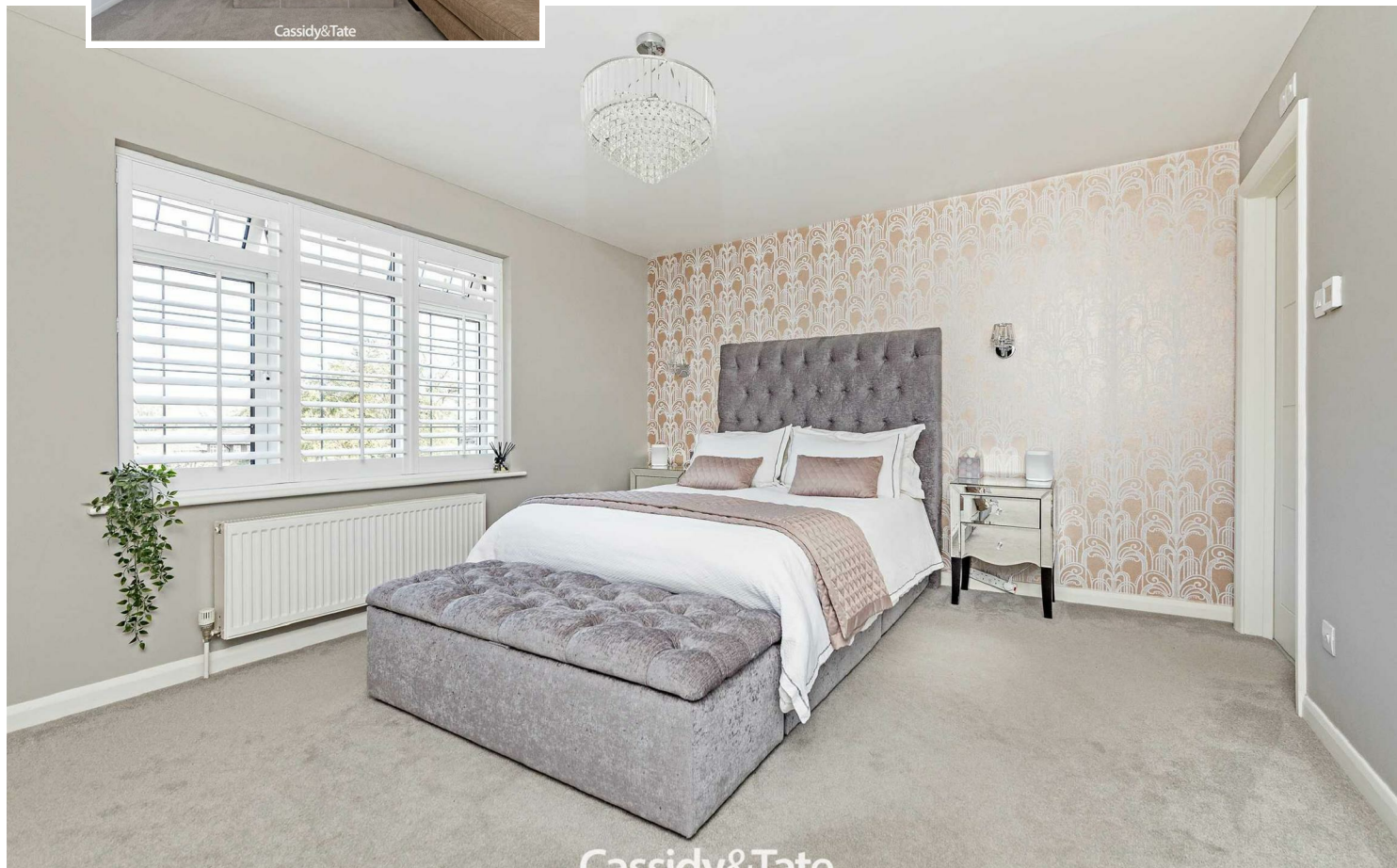
As one of St. Albans leading estate agents we work relentlessly to ensure our valued customers receive the exceptional service they deserve at all times. We epitomise not only professional estate agency knowledge, but a dedication to integrity and responsiveness to every client. The Cassidy & Tate team 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



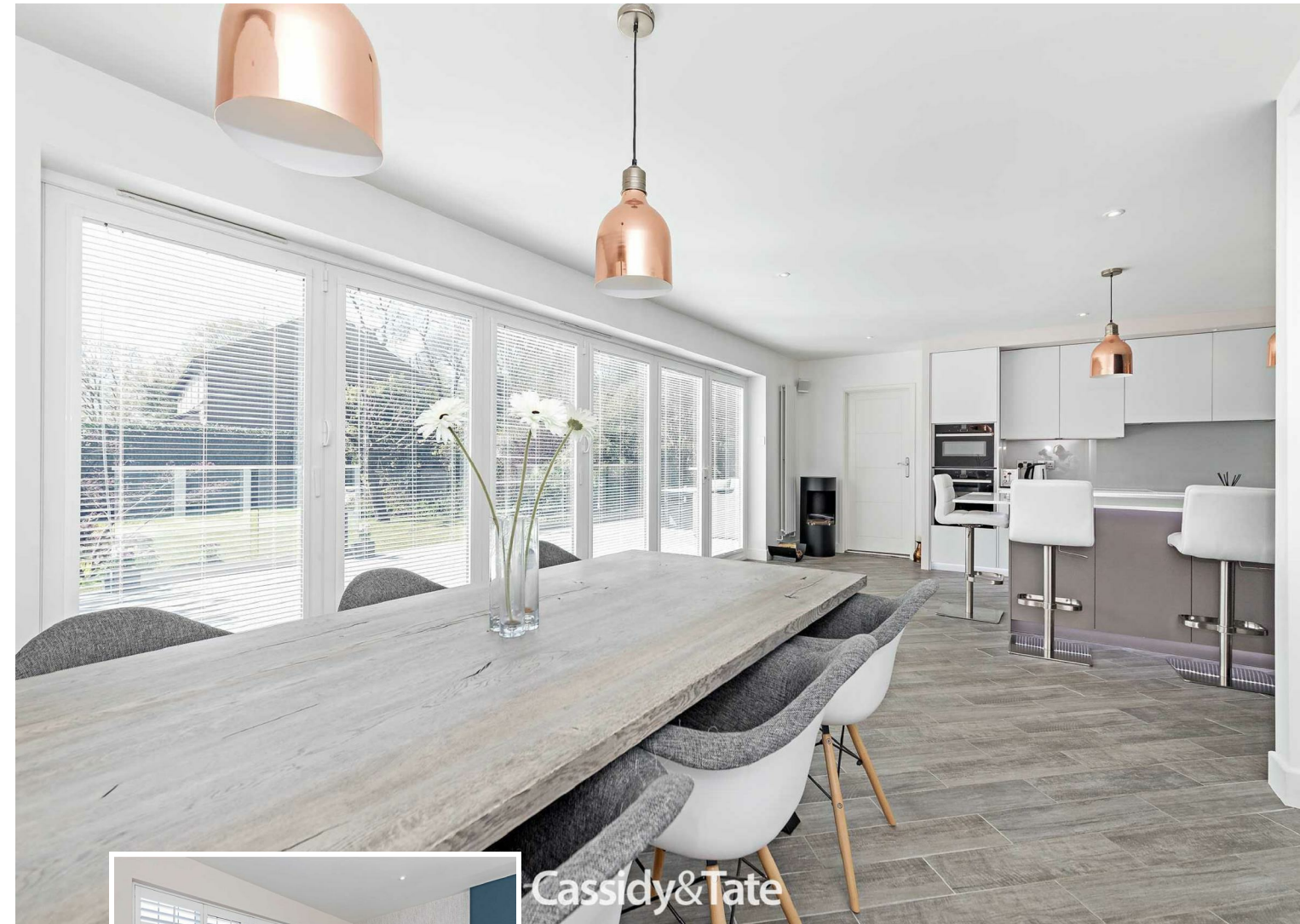
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Specialists in Bespoke Properties

- Wow Factor Show House
- Extended to Side & Rear Plot
- Three Reception Rooms
- En-Suite, Utility & Cloakroom
- Five Bedrooms
- Open Plan Accommodation
- Garden, Garage & 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	

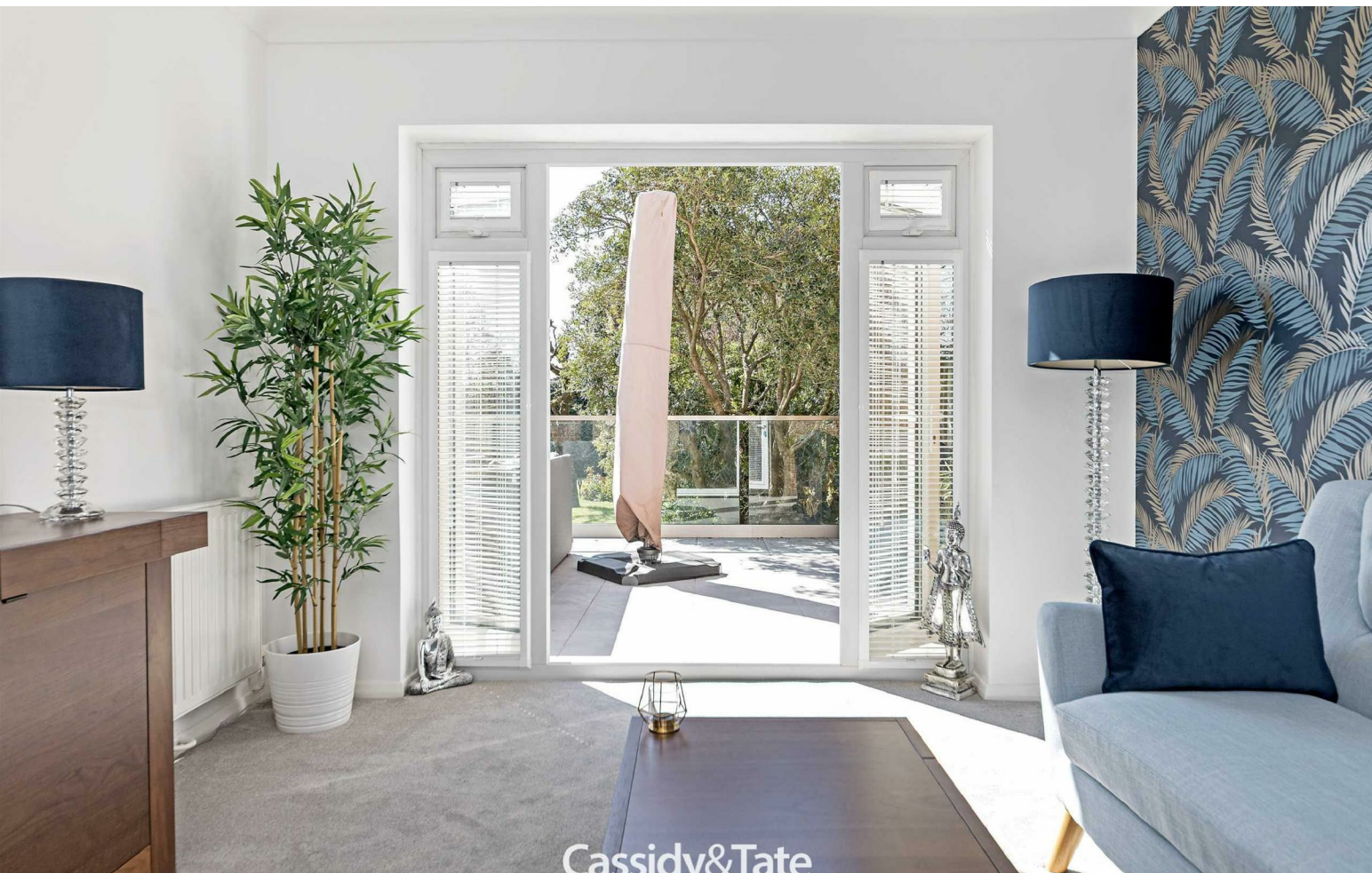
Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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