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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

SEAMAN CLOSE
ST ALBANS
AL2 2NX

Offers In Excess Of £500,000

EPC Rating: G Council Tax Band: F



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All The Ingredients Needed For A Fabulous Lifestyle

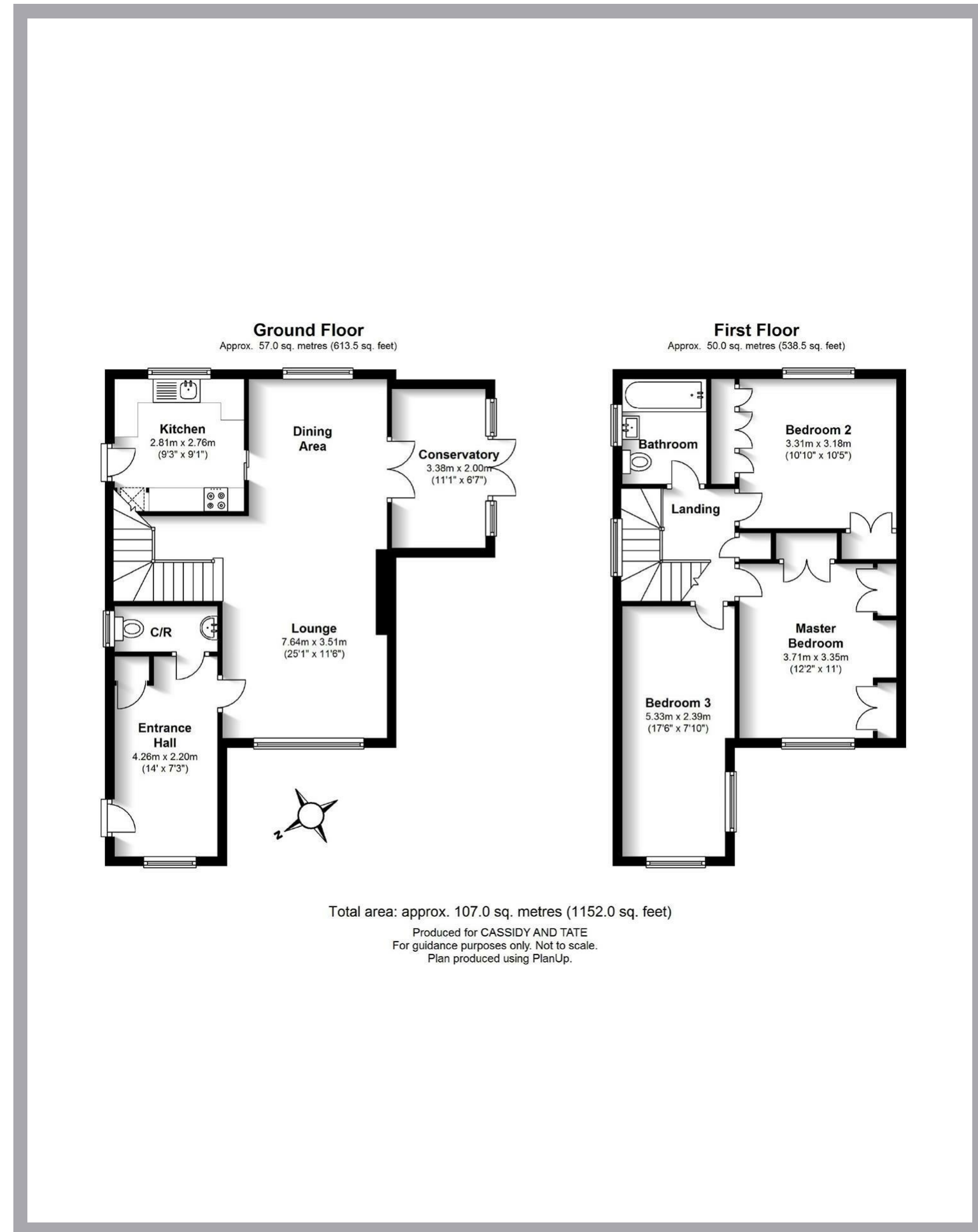
Nestled in a quiet cul de sac location, overlooking a wooded area, is this three double bedroom detached family home. The property has been well maintained and features a good sized entrance hall which leads the way to a sizeable, dual aspect lounge/dining room, perfect for gathering together, whilst a conservatory allows for individual living and views out to the garden. Also to the ground floor is a fitted kitchen and a cloakroom. On the first floor are three bedrooms and a family bathroom. To the outside is a low maintenance rear garden, and a block paved driveway to the front provides off road parking. Further benefits include gas central heating, double glazing and is being offered for sale with no upper chain. Seaman Close is situated within the popular Village of Park Street and within walking distance of local shops, and the railway station which has links into London and is located close to the M1 and M25 motorway networks. Park street is approximately 2 1/2 miles from the bustling city centre of St Albans with its extensive shopping and leisure facilities.



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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

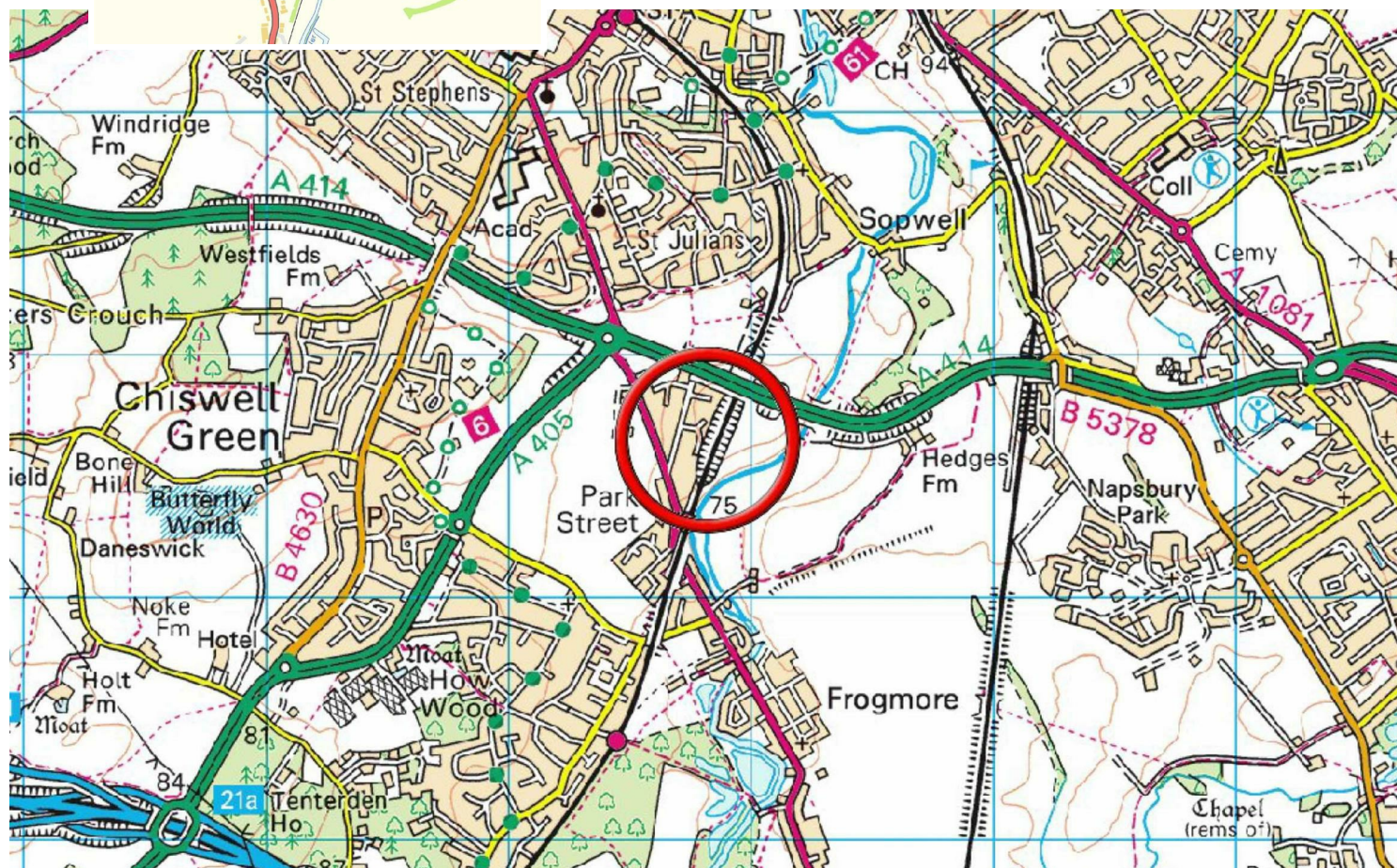
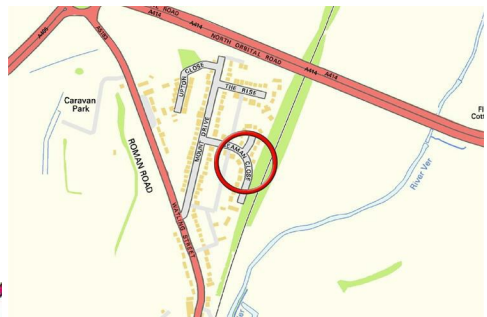
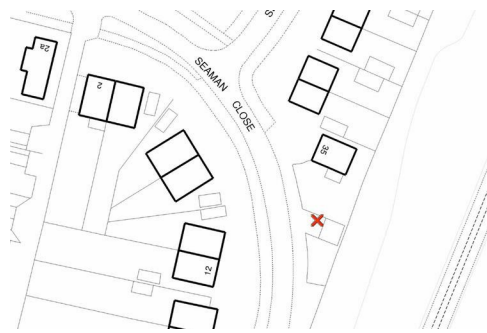
Why Cassidy & Tate

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

- Detached Property
- Lounge/Dining Room
- Double Glazing & GCH
- Village Location
- Three Double Bedrooms
- Conservatory
- Off Street Parking
- Chain Free

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		
Not energy efficient - higher running costs		
England & Wales	1	1

EU Directive 2002/91/EC





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