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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

GRESFORD CLOSE
ST ALBANS
AL4 0UB

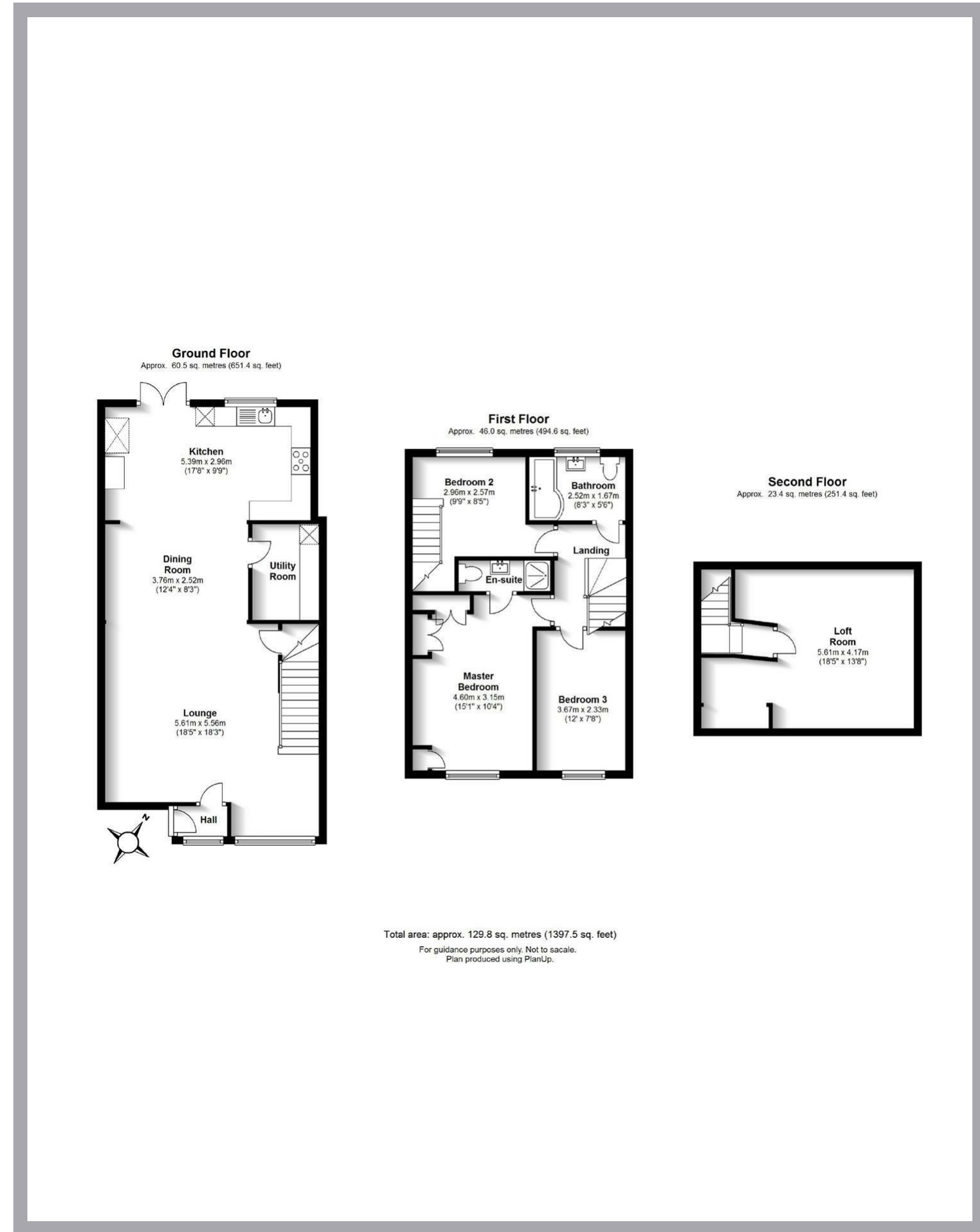
Offers In Excess Of £535,000

EPC Rating: G Council Tax Band: E



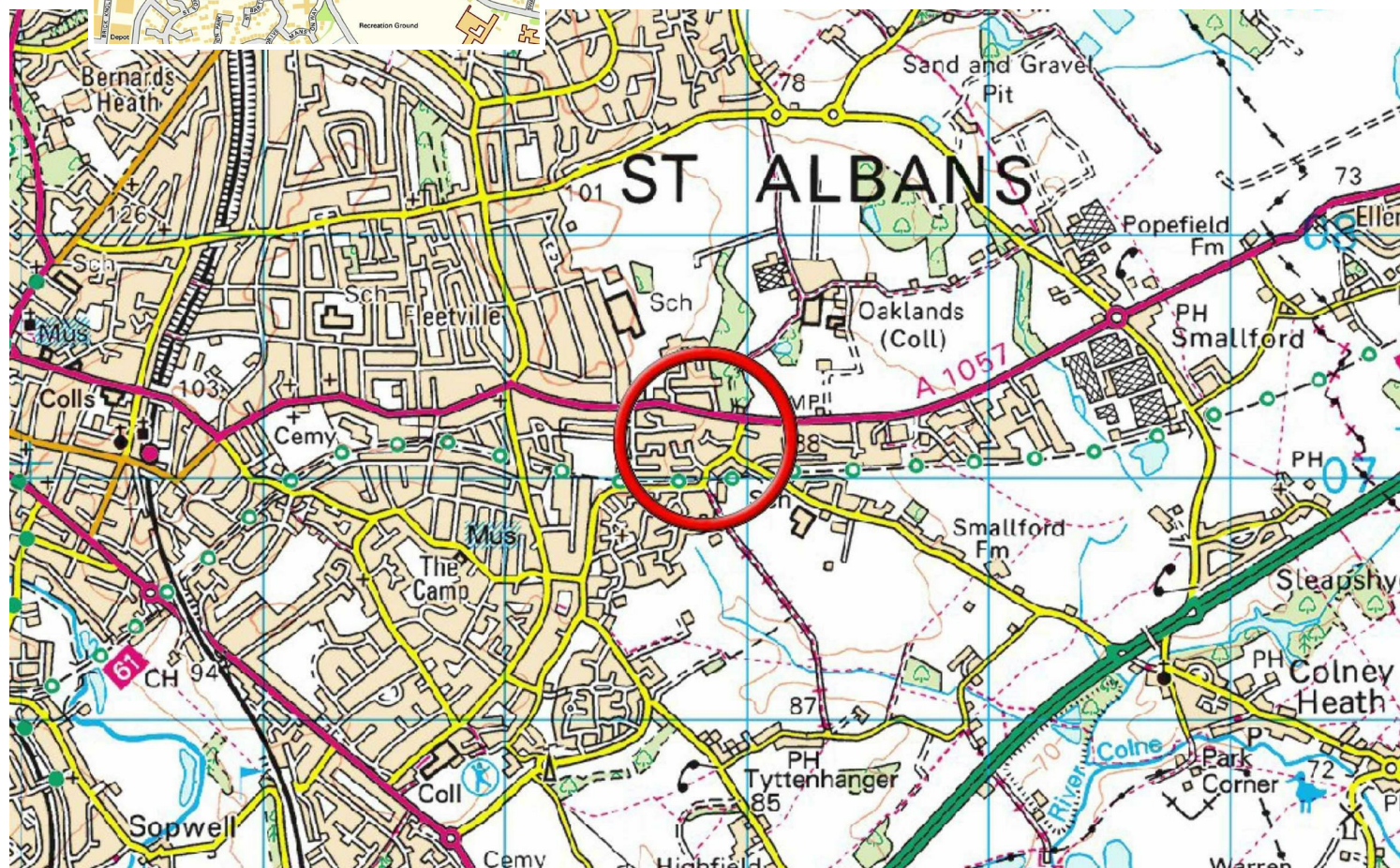
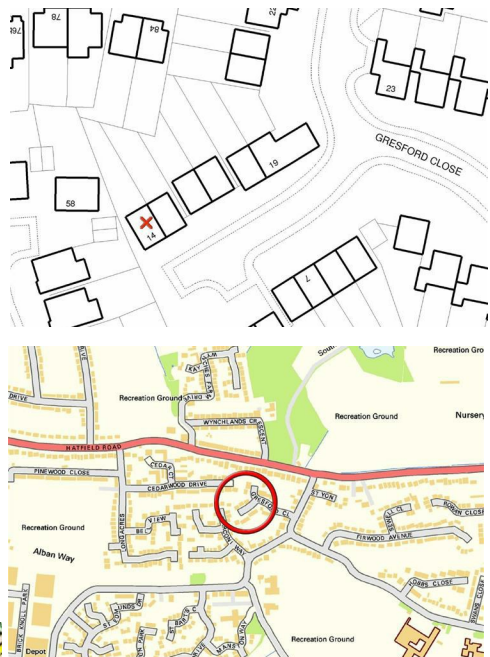
All The Ingredients Needed For A Fabulous Lifestyle

Set in a delightful cul de sac location is this wonderful spacious three bedroom semi detached family home which has the added feature of a generous sized, and useful loft room. Offered for sale in immaculate condition throughout, the property layout offers flexible and practical living accommodation including a superb open plan lounge / dining / kitchen, perfect setting for everyday living. To the first floor are three ample sized bedrooms, an en-suite to the master bedroom, plus a stylish family bathroom, and a on the second floor a useable loft room. The property is further enhanced by fully enclosed rear garden and a driveway to the front of the property, provides off road parking. Gresford Close is conveniently located on the northeast side of the city close to many highly regarded schools to include Beaumont Secondary School and Oakwood Primary School, in addition good local amenities. St. Albans city centre and the mainline railway station remain only a short distance away



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

- Cul De Sac Location
- Immaculate Condition
- Three Bedrooms
- Family Bathroom & En-Suite
- Spacious Semi Detached
- Catchment Of Good Schools
- Superb Open Plan Spaces
- Enclosed Rear Garden

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



