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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

LONDON ROAD
ST. ALBANS
AL1 1EA

Price Guide £1,550,000

EPC Rating: C Council Tax Band: F



All The Ingredients Needed For A Fabulous Lifestyle

Nestled on the prestigious London Road in St. Albans, this exquisite detached house, dating back to the 1930s has been fully refurbished to an exceptional standard. This property boasts an impressive four double bedrooms and four bathrooms, each designed to provide ample space and comfort for family living. The heart of the home is the open plan kitchen, living, and dining area, which creates a seamless flow for entertaining and everyday life. This modern space is perfect for hosting gatherings or enjoying quiet family meals. In addition to the main living area, the house features three more well-appointed reception rooms, offering versatility for various uses, whether it be a study, playroom, or formal sitting area. For those who appreciate leisure and fitness, the property includes a stunning modern heated swimming pool, complemented by a detached home gymnasium with shower room and bar. This unique feature allows for a lifestyle of wellness and relaxation right at your doorstep. With its blend of classic charm and contemporary luxury, this home is ideal for families seeking a spacious and stylish residence in a sought-after location. The combination of high-spec finishes and thoughtful design makes this property a truly remarkable find in St. Albans.



Main area: Approx. 186.6 sq. metres (2009.0 sq. feet)

Plus outbuildings, approx. 19.6 sq. metres (210.6 sq. feet)

Produced for Cassidy & Tate Estate Agents. For guidance purposes, not to scale.

Plan produced using PlanUp.

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

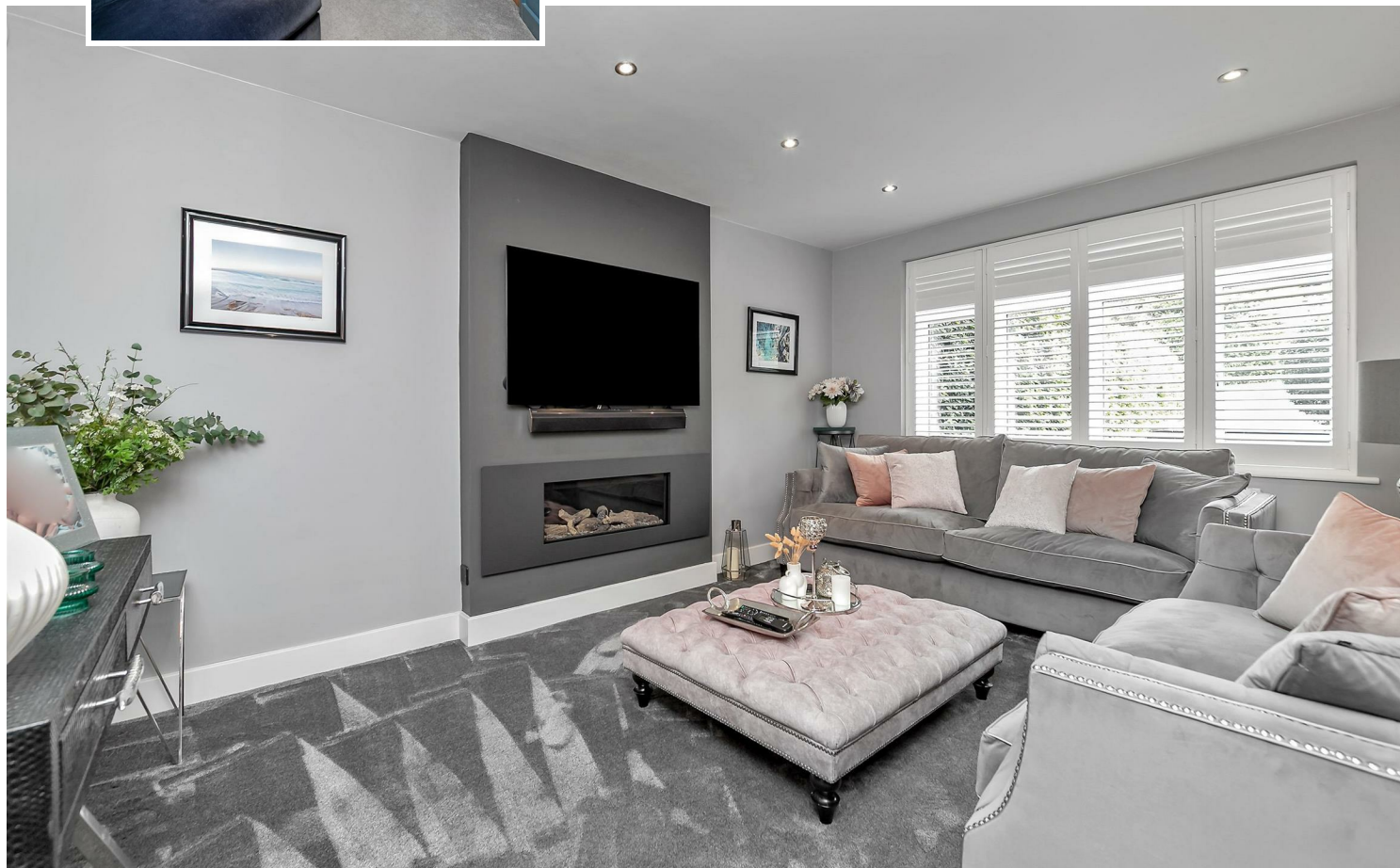
Why Cassidy & Tate

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

- Fully Refurbished Throughout
- Four Double Bedrooms
- Four Bathrooms
- Four Reception Rooms
- Garage & Parking
- Landscaped Family Garden
- Swimming Pool & Gym
- Chain Free

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

