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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

WATLING STREET
ST ALBANS
AL1 2QE

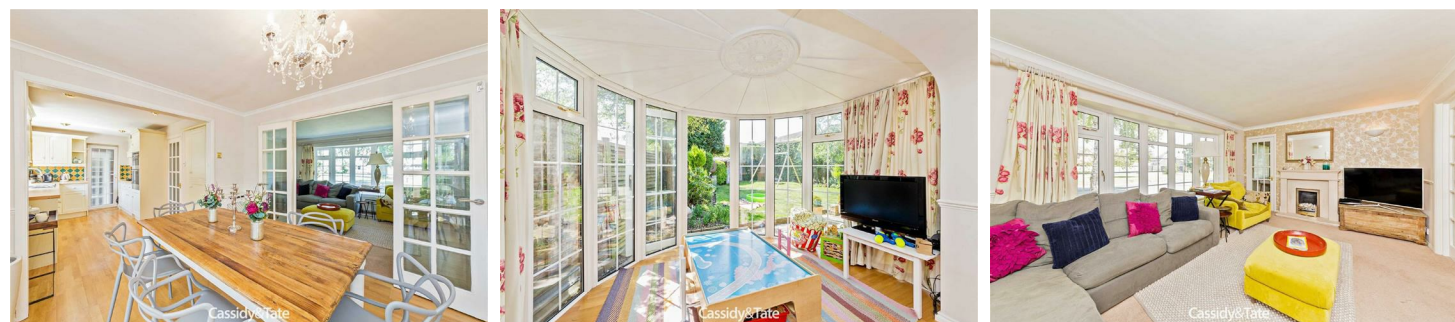
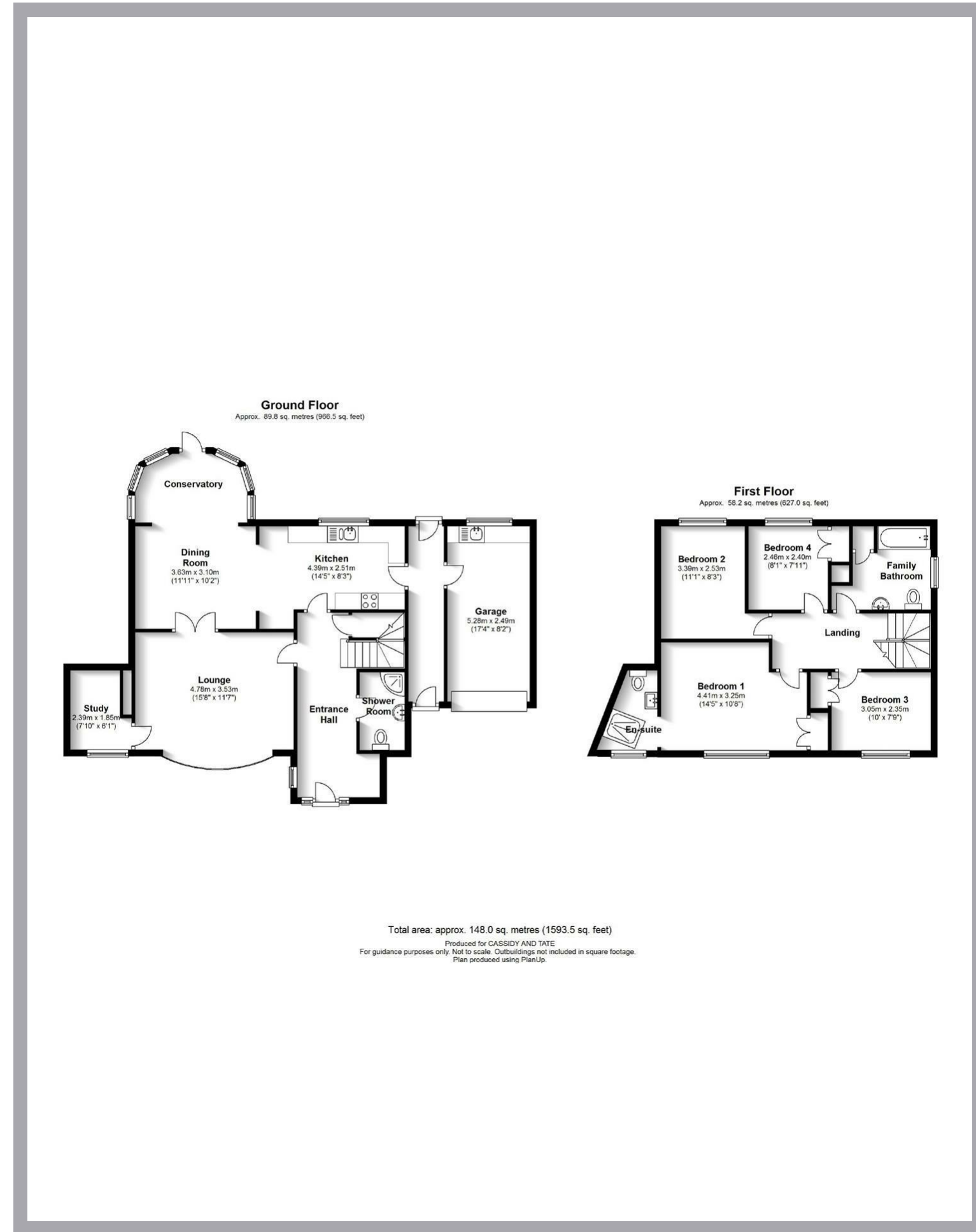
Offers In Excess Of £750,000

EPC Rating: G Council Tax Band: F



All The Ingredients Needed For A Fabulous Lifestyle

Set in a prominent position in St Stephens, conveniently located excellent schools, is this attractive Neo-Georgian four bedroom, detached family home, which occupies a good sized plot and offers the potential to extend (stpp). A well presented property with ground floor living accommodation that flows and connects beautifully. To the rear of the property is a superb open plan living arrangement comprising of a fitted kitchen, dining room and a fabulous conservatory, drenched in natural sunlight. Double doors from the dining room connect to a well proportioned lounge allowing for separate living. A good sized entrance hall leads to a useful shower room. Upstairs, an en-suite serves the master bedroom, whilst a modern family bathroom serves the remaining three bedrooms. A private and lovely mature rear garden complements the property beautifully, A sheltered inner side lobby gives access to the rear garden and the garage. Watling Street is situated within excellent motorway links, walking distance to the Abbey Flyer station and the beautiful Verulamium Park.



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

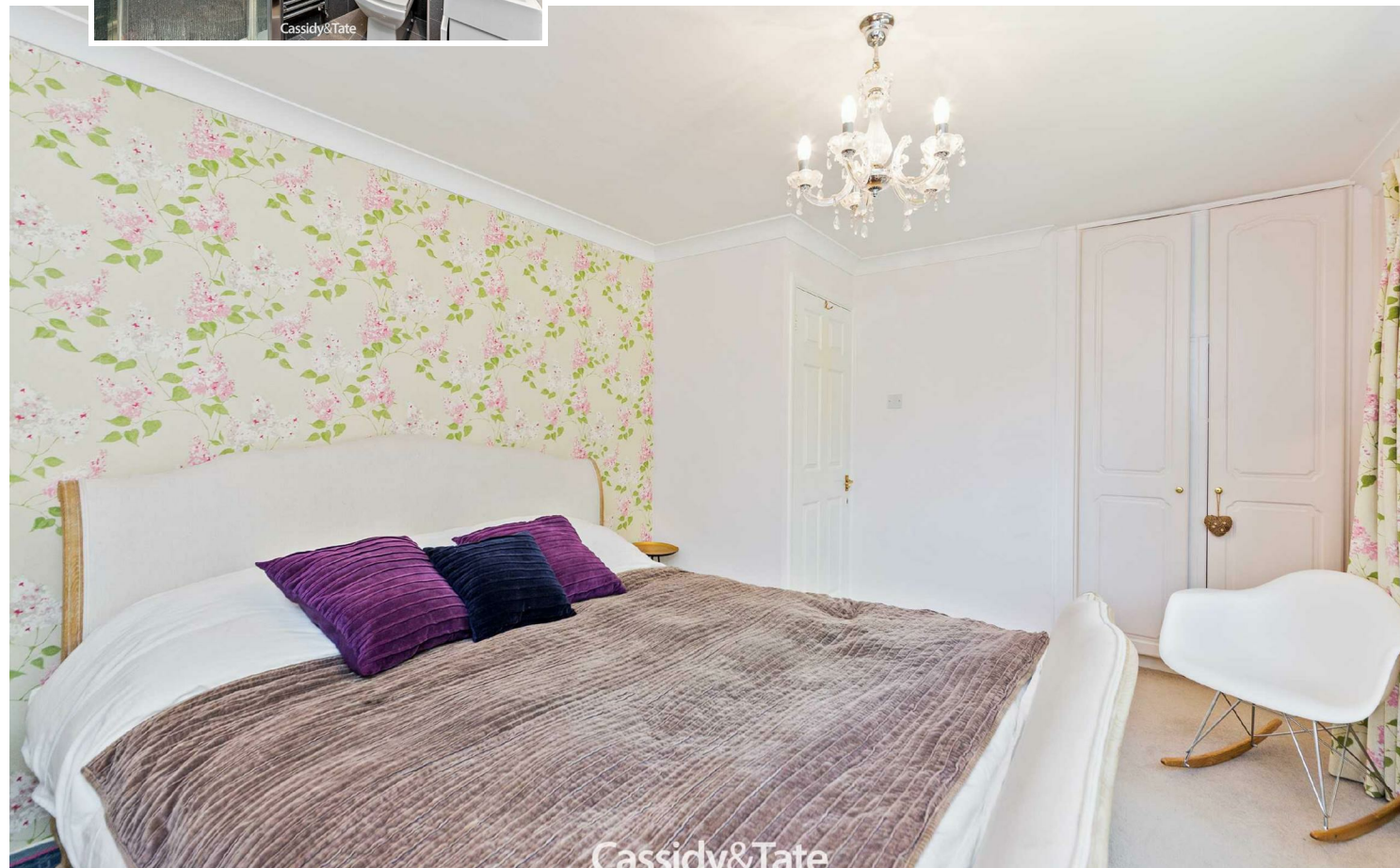
Why Cassidy & Tate

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

- Four Bedroom Detached
- Four Reception Rooms
- 1583 Sq Feet
- Potential To Extend s.t.p.p
- Master Bedroom En-Suite
- Utility & Cloakroom
- Garage & Parking
- Access To Motorway Links

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	



