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Cassidy  
&Tate  
Your Local Experts



Award Winning Agency



[www.cassidyandtate.co.uk](http://www.cassidyandtate.co.uk)

RUNCIE CLOSE  
ST. ALBANS  
AL4 9AX

Guide Price £485,000

EPC Rating: G Council Tax Band: E



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## All The Ingredients Needed For A Fabulous Lifestyle

Situated in a popular and quiet location is this three bedroom home offered for sale with no upper chain and situated in this sought after development for favoured schooling. The ground floor accommodation comprises entrance hall, cloakroom, kitchen and lounge/diner with patio doors leading onto the rear garden. On the first floor, there are three good sized bedrooms and a family bathroom. Further benefits include an enclosed rear paved garden connected to the single garage and one allocated parking space Runcie Close is located in a sought after road in the popular Marshalswick area within walking proximity of highly acclaimed JMI and senior schools and near the Quadrant parade with its variety of shops, eateries and an M&S Foodhall. St. Albans city centre with its extensive shopping and leisure facilities and the mainline railway station linking St. Albans to London is a short distance away.



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Main area: Approx. 81.7 sq. metres (879.8 sq. feet)  
Plus garage, approx. 12.1 sq. metres (130.2 sq. feet)

Produced for Cassidy & Tate Estate Agents  
For guidance purposes only. 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



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## Specialists in Bespoke Properties

- Three Bedroom Home
- Two Reception Rooms
- Close To Favoured Schooling
- Waking Distance To Quadrant
- Quiet location
- No Upper Chain
- Popular Development
- Low Maintenance 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	



