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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



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KAY WALK  
ST. ALBANS  
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Guide Price £1,475,000

EPC Rating: D Council Tax Band: G



# All The Ingredients Needed For A Fabulous Lifestyle

Winches Lodge is a beautiful family home located at the head of a peaceful cul-de-sac, featuring stunning part-brick and part-weatherboarded façades, with beautifully presented interiors. The main highlight is the impressive 26ft drawing room in a converted period barn adjacent to the house, showcasing elegant wooden parquet flooring and a striking vaulted ceiling with exposed timber beams. The ground floor boasts a dual-aspect sitting room that a bay window, a convenient home office and a spacious kitchen and dining area brighten. This area includes modern wooden fitted units with integrated appliances and has French doors that lead out to the garden. An adjoining utility room provides extra storage space. On the first floor, there are five generously sized bedrooms. The principal and second bedrooms feature built-in storage and en suite shower rooms, while the family bathroom offers a separate shower. The exterior is equally inviting, with a gravel driveway providing ample parking space and access to the detached carport and shed, accommodating two vehicles under cover. The front garden includes a lawn area and a paved pathway leading to the entrance. On one side, there is a south-facing patio garden with a storage shed, and on the other side is a further paved terrace, a lawn and border beds complete with hedgerow and fencing. Situated in a highly sought-after location, the property is conveniently close to the city centre, offering a variety of shopping, leisure and dining options. The nearby mainline station provides fast services to St Pancras International, reaching the City in just 19 minutes, as well as to Gatwick and beyond. Commuters also benefit from easy access to the M1, M25, A1 (M), and major airports including Heathrow, Luton, and Stansted. The area is served by numerous state primary and secondary schools, most notably Beaumont School within walking distance.



Total area: approx. 2286.5 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

- Five Bedroom Detached
- Cul de Sac Location
- Double Car Port
- Two En-suites
- Vaulted 26' Living Room
- Beaumont School Catchment
- Grade Two Listed (in Part)
- 2,286 Sq Ft

| 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 |         |           |
| EU Directive 2002/91/EC                     | 60      | 71        |
| England & Wales                             |         |           |



