

St Albans Office
10 High Street, St Albans
Herts AL3 4EL
01727 228428
stalbans@cassidyandtate.co.uk

Marshalswick Office
59 The Quadrant, St Albans,
Herts AL4 9RD
01727 832383
marshalswick@cassidyandtate.co.uk

Wheathampstead Office
39 High Street, Wheathampstead,
Herts AL4 8BB
01582 831200
wheathampstead@cassidyandtate.co.uk

Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

DAMSON WAY
ST ALBANS
AL4 9XU

Price Guide £1,250,000

EPC Rating: C Council Tax Band: G



All The Ingredients Needed For A Fabulous Lifestyle

Located in the sought-after area of Damson Way, St Albans, this beautifully refurbished detached home seamlessly combines modern elegance with everyday comfort. Designed to the highest standards, the property offers a spacious and stylish environment perfect for family living. With four generously sized bedrooms, there's plenty of room for both family members and guests. Two well-appointed bathrooms ensure convenience and privacy for everyone. At the heart of the home, you'll find two inviting reception rooms, as well as a sleek kitchen/breakfast room ideal for both entertaining and unwinding. The property also offers the potential for further extension (subject to planning permission), allowing for future growth. Positioned within walking distance of the highly regarded Oakwood & Beaumont Schools, this home is an excellent choice for families seeking top-quality education. Outside, the property boasts a larger-than-average family garden, a garage, and ample off-street parking, offering practical amenities to suit every need. With its prime location, stylish design, and potential for expansion, this exceptional home in St Albans is truly one-of-a-kind. Don't miss the chance to make this stunning property your own.



Total area: approx. 1378.3 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

- Prime Location
- Two Bathrooms
- Lovely Gardens
- Potential To Extend stpp
- Four bedrooms
- Two Reception Rooms
- Garage & Parking
- Walking To Beaumont

Free Online Valuation



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		
England & Wales	72	76
EU Directive 2002/91/EC		

