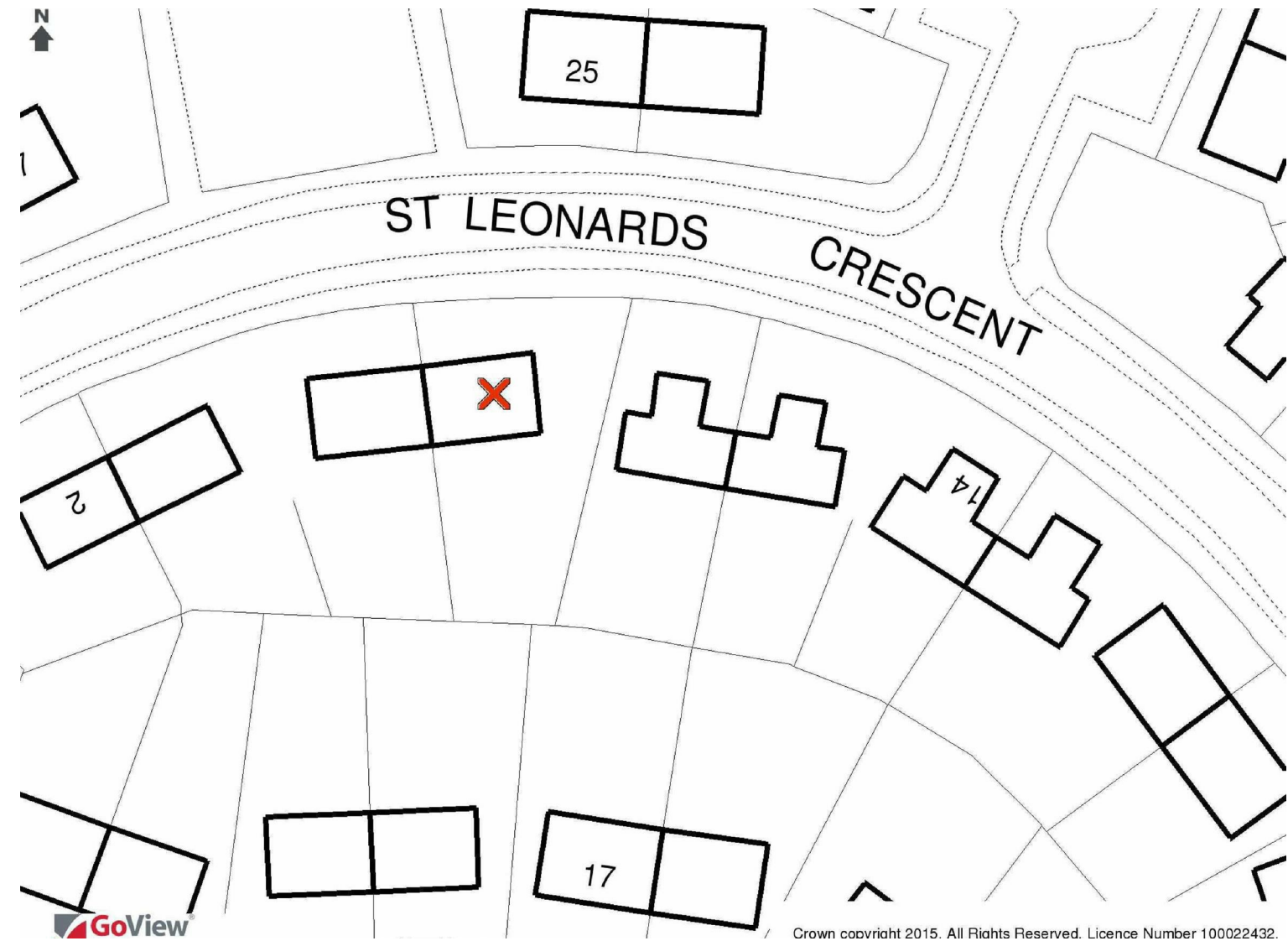


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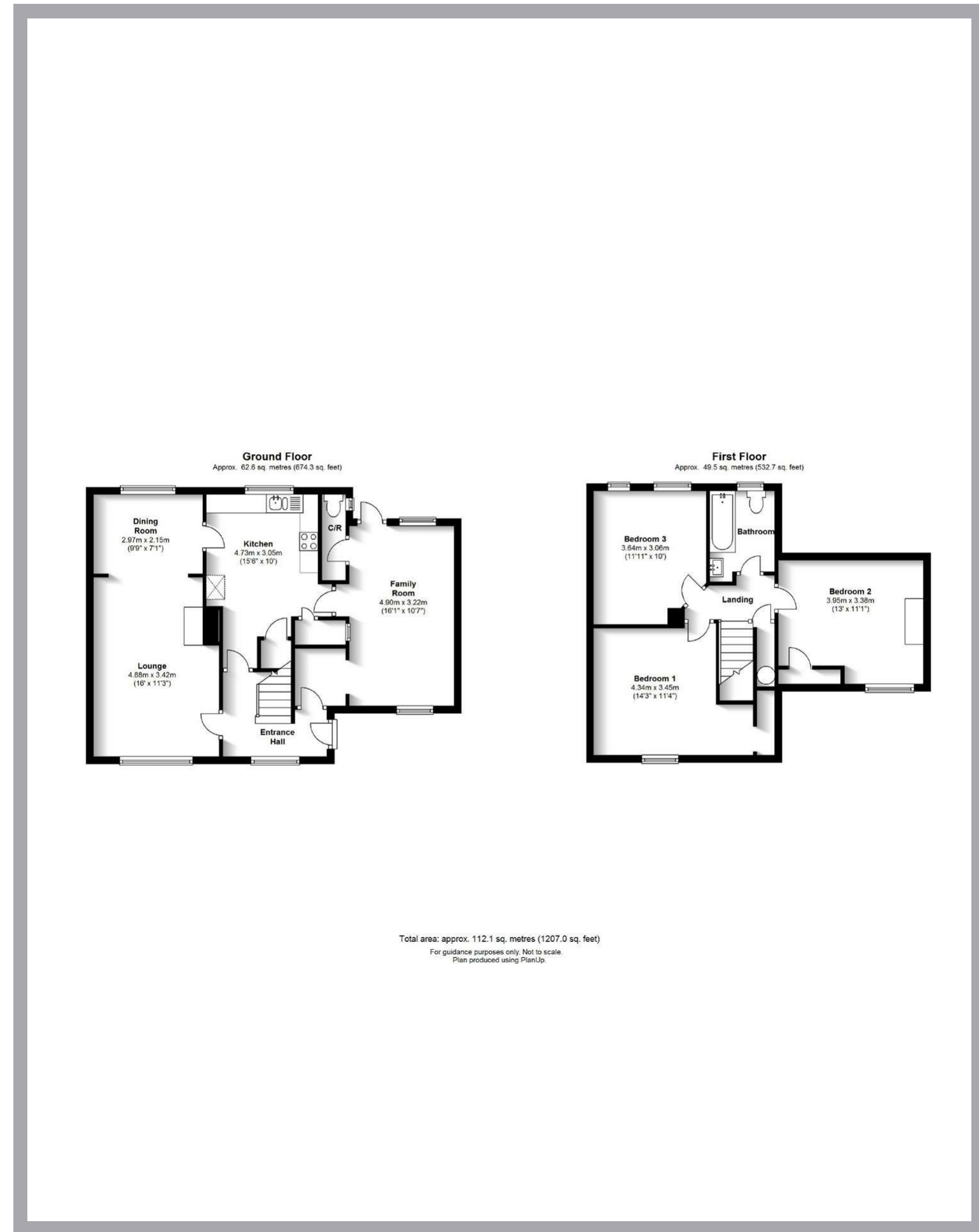
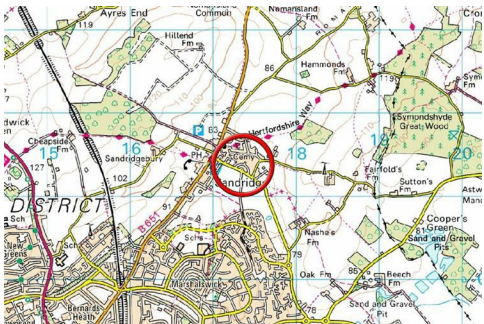
Guide Price £425,000

EPC Rating: G Council Tax Band: D



# All The Ingredients Needed For A Fabulous Lifestyle

Becoming available to the market soon is this three bedroom semi detached home situated in a pretty village on the fringes of St. Albans City Centre. The property is being sold with the added benefit of planning permission already granted for a double storey extension to the side of the property, enabling the prospective buyer to create living accommodation conducive to the busy everyday family lifestyles. This family home benefits from a versatile and practical layout including a through lounge and dining room, a separate family room, fitted kitchen, and a downstairs cloakroom. To the first floor are three bedrooms, all served by the family bathroom. Externally the property features a low maintenance rear garden and off road parking to the front. St. Leonards Crescent is perfectly located for the catchment of excellent schools, and within easy reach of St. Albans city centre as well as the mainline railway station, linking St. Albans to London, St. Pancras.



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*

- Semi Detached Property
- Three Bedrooms
- Three Reception Rooms
- Downstairs Cloakroom
- Upstairs Family Bathroom
- Off Street Parking
- Planning For Extension Given
- Chain Free

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	



