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Cassidy
& Tate
Your Local Experts



Award Winning Agency



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RUNCIE CLOSE
ST. ALBANS
AL4 9AX

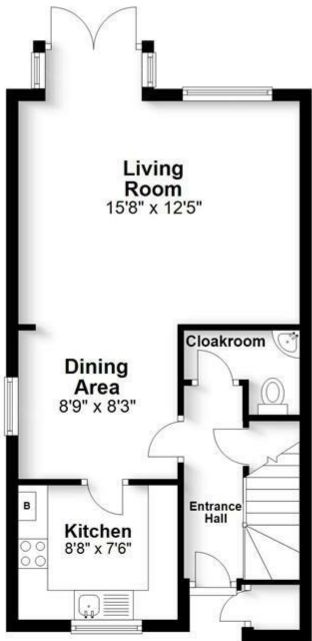
Offers Over £650,000

EPC Rating: C Council Tax Band: E



All The Ingredients Needed For A Fabulous Lifestyle

Perfectly positioned for family life, this attractive three bedroom semi-detached home is just a short stroll from The Quadrants' vibrant shops and the highly regarded Sandringham and Wheatfields schools. The ground floor offers a welcoming entrance hall with a cloakroom, a bright and airy living and dining area ideal for family gatherings, and a modern, practical kitchen with scope to personalise in the future. Upstairs, you'll find three well-proportioned bedrooms and a family bathroom, offering comfort and versatility for a growing family. Outside, there's a private rear garden perfect for relaxing, plus a driveway for 2-3 cars and a garage with power, ideal for storage, a workshop, or even a home gym. With excellent amenities, green spaces, and transport links close by, this is a fantastic opportunity to secure a well-presented home in one of St Albans' most sought-after neighbourhoods.



First Floor
Approx. 426.7 sq. feet

Bedroom 1
13'3" x 8'7"

Bedroom 3
12'5" x 6'10"

Bedroom 2
12'4" x 10'2"

Bathroom

Landing

Main area: Approx. 81.8 sq. metres (880.2 sq. feet)
Plus garage, approx. 13.2 sq. metres (142.4 sq. feet)

Produced for Cassidy & Tate Estate Agents. For guidance purposes, not to scale.
Plan produced using PlanUp.

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

- Three Bedrooms
- Sandringham School 363m
- Pretty Garden
- No Upper Chain
- Semi-Detached
- Walk to Quadrant Shopping Centre
- Garage & Parking
- Council Tax Band: E

Free Online Valuation



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

