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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



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RICHMOND WALK  
ST ALBANS  
AL4 9BB

Price £510,000



# All The Ingredients Needed For A Fabulous Lifestyle

A beautifully presented and extended two double bedroom mid terrace home set in a popular location, looking out onto open countryside and nestled in a peaceful cul de sac with no vehicles to the front. This well-appointed and extended property has a modern and stylish atmosphere throughout that will suit any prospective buyer. On the ground floor, there is a well-proportioned living & dining room and fitted kitchen. Two double bedrooms and a luxury family bathroom are situated on the first floor. Bi-folding doors from the dining room open onto the lovely landscaped rear garden where a patio area is perfect for 'al fresco' dining. A gate from the rear garden leads to a garage en bloc and communal parking spaces. Richmond Walk is situated in the favourable Jersey Farm residential development which enjoys its parade of shops including a 'Tesco' metro, doctor and dentist surgeries, and a hairdresser. St Albans city centre with its extensive shopping and leisure facilities plus the mainline railway station remain a short distance away. St Albans is a historic city located in Hertfordshire, England. It is known for its rich history, dating back to Roman times when it was known as Verulamium. The city is home to several notable landmarks and attractions, including the magnificent St Albans Cathedral, The charming city centre features a mix of medieval and Georgian architecture, with cobbled streets, traditional pubs, and independent shops. St Albans also boasts beautiful green spaces like Verulamium Park and Clarence Park, where visitors can enjoy leisurely walks or picnics. The city has a vibrant cultural scene, with a variety of art galleries, theatres, and music venues. St Albans hosts annual events and festivals, including the St Albans Festival and the Christmas Market, which attract visitors from near and far.

EPC: C



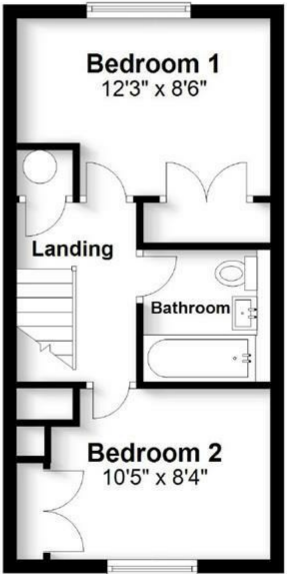
## Ground Floor

Approx. 420.9 sq. feet



## First Floor

Approx. 327.0 sq. feet



Total area: approx. 747.8 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



## Specialists in Bespoke Properties

- Two Double Bedroom Terrace
- Fully Refurbished Throughout
- Luxury Bathroom Suite
- Garage & Communal Parking
- Spectacular Countryside Views
- Extended Ground Floor
- Enclosed Private Garden
- EPC: D & CT Band: D

| Energy Efficiency Rating                    |                         |                         |
|---------------------------------------------|-------------------------|-------------------------|
|                                             | Current                 | Potential               |
| Very energy efficient - lower running costs |                         |                         |
| (92 plus) A                                 |                         | 86                      |
| (81-91) B                                   |                         |                         |
| (69-80) C                                   | 70                      |                         |
| (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 | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |                         |
|-----------------------------------------------------------------|-------------------------|-------------------------|
|                                                                 | Current                 | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |                         |
| (92 plus) A                                                     |                         |                         |
| (81-91) B                                                       |                         |                         |
| (69-80) C                                                       |                         |                         |
| (55-68) D                                                       |                         |                         |
| (39-54) E                                                       |                         |                         |
| (21-38) F                                                       |                         |                         |
| (1-20) G                                                        | 1                       | 1                       |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |                         |
| England & Wales                                                 | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

