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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

FLINT WAY
ST ALBANS
AL3 6DU

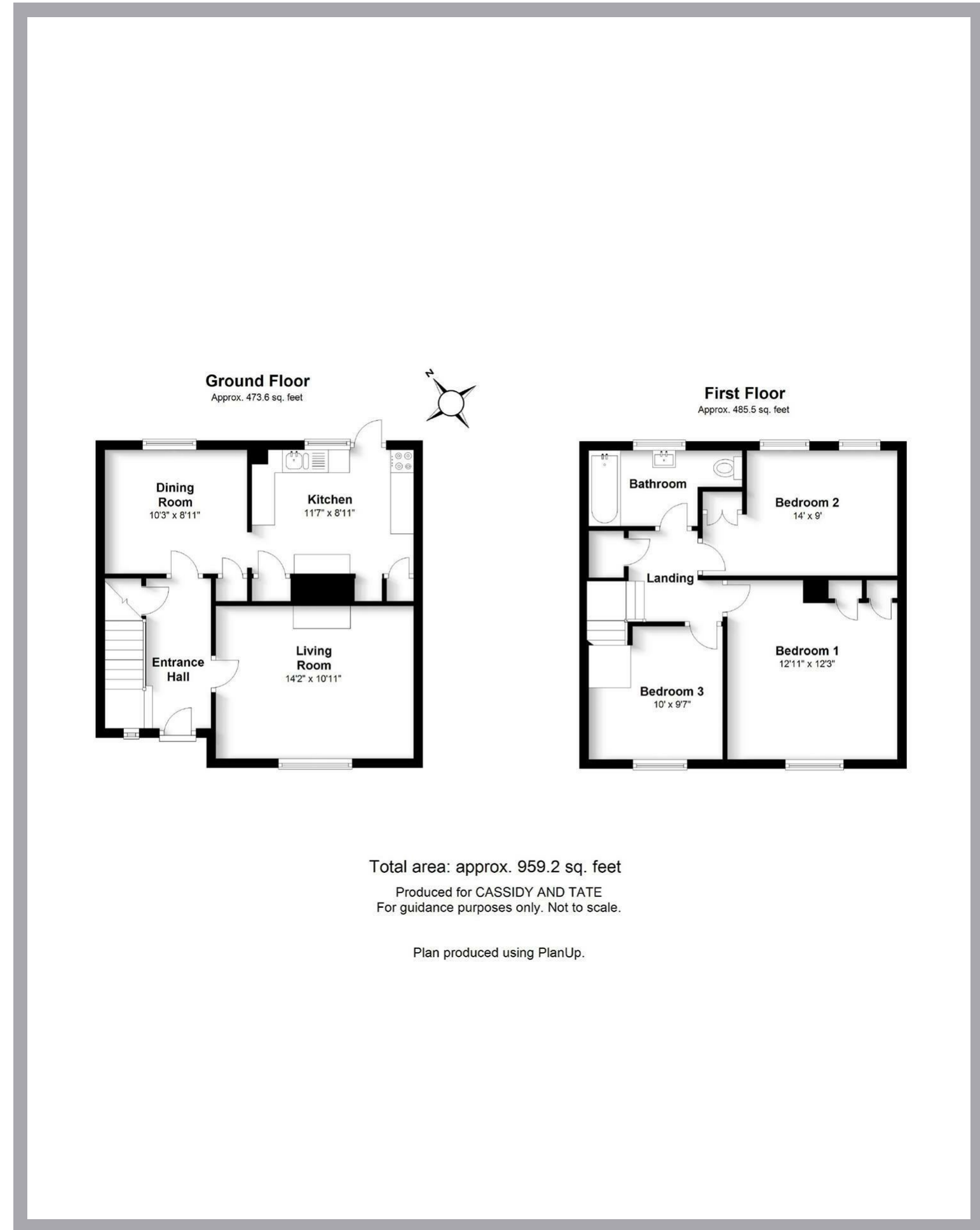
Guide Price £450,000

EPC Rating: G Council Tax Band: D



All The Ingredients Needed For A Fabulous Lifestyle

Built in the 1950's this three bedroom, mid-terraced property which has only been occupied and lovingly maintained by one family. Positioned in a sought after area for families, the property is situated within the catchment of excellent schools including St. Albans Girls School, Margaret Wix and Townsend schools plus good local amenities. Deceptively spacious living spaces are combined with a bright atmosphere creating a comfortable and welcoming family home. To the ground floor is a well proportioned and bright lounge with large window to the front, a fitted kitchen and a separate dining room. On the first floor are two double bedrooms plus a third bedroom and a family bathroom. A large and enclosed garden is to the rear whilst a hardstanding driveway to the front provides off road parking. Flint Way is situated to the North of St Albans City centre, close to open parkland and Batchwood Golf course, as well as the extensive shopping and leisure facilities of the city centre. The mainline railway station linking St. Albans to London, St. Pancras remains approximately 1.4 miles away.



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



Cassidy&Tate

Specialists in Bespoke Properties

- Located In New Greens
- Three Bedrooms
- Two Reception Rooms
- Potential To Extend (stpp)
- Ideal Refurbishment Project
- Large Family Garden
- Off Street Parking
- 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	



