

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

RICHMOND WALK
ST ALBANS
AL4 9BB

Guide Price £435,000

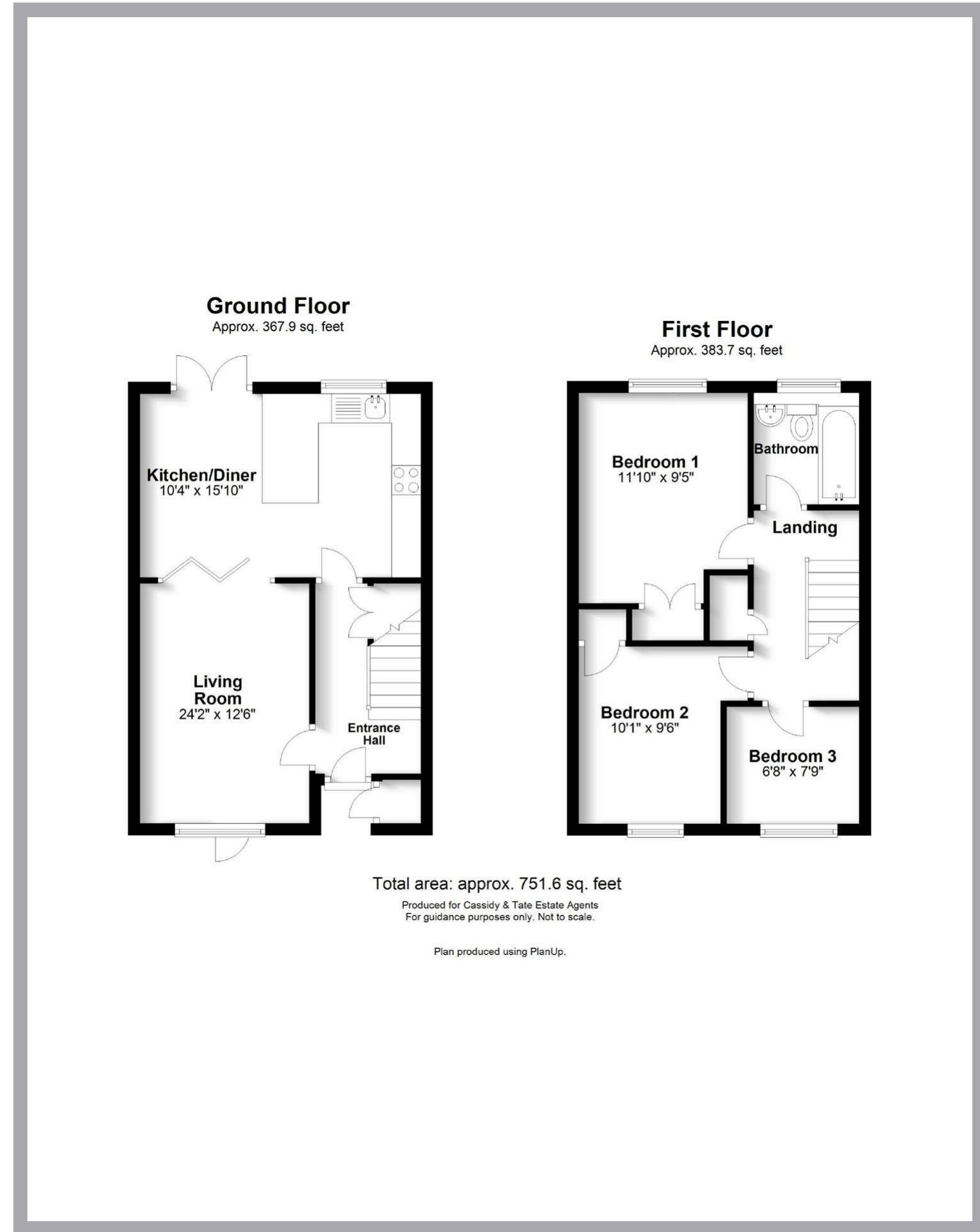
EPC Rating: G Council Tax Band: D



Cassidy&Tate

All The Ingredients Needed For A Fabulous Lifestyle

A beautifully presented three bedroom mid terrace home set in a popular location, looking out onto open countryside and nestled in a peaceful cul de sac. This well appointed property has a modern and stylish atmosphere throughout that will suit any prospective buyer. On the ground floor features include a well proportioned lounge and an open plan kitchen/breakfast and dining room. Two double bedrooms and a single bedroom with family bathroom are situated on the first floor. Patio doors from the dining area open onto the lovely 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 own parade of shops including a 'Tesco' metro, doctor and dentist surgeries, and hairdresser. St Albans city centre with its extensive shopping and leisure facilities plus the mainline railway station remain a short distance away. The property is within easy walking distance of highly rated local junior and senior schools.



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 Jersey farm
- Open Plan Accommodation
- Lounge
- Countryside Outlook
- Three Bedrooms
- Kitchen/Breakfast/Diner
- Modern Bathroom
- Garage En-Bloc

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	



