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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

HILL END LANE
ST ALBANS
AL4 0TX

Asking Price £825,000

EPC Rating: D Council Tax Band: D



All The Ingredients Needed For A Fabulous Lifestyle

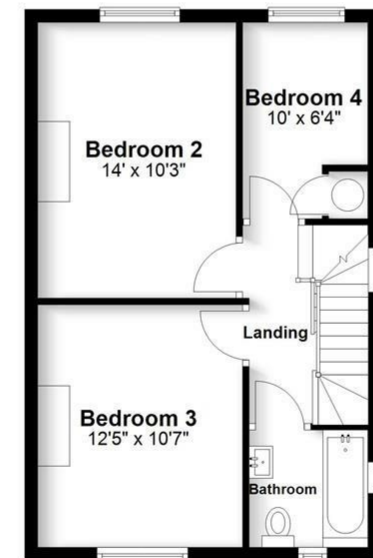
A four bedroom family home conveniently placed in a popular location close to the highly acclaimed Beaumont school. The generous accommodation is laid out over three levels and particular feature of this property is the rear garden extending to approximately 150ft. To the ground floor is a dining room which flows through to the lounge both with fireplaces and in turn opens into the light filled conservatory. Upstairs, there are three good sized bedrooms and a family bathroom and on the second floor is the main bedroom complete with en-suite shower room. The property is further complemented by a driveway to the front of the property providing off road parking for two/three cars. This lovely home is located near Highfield and Longacres Park and near the commuter friendly Alban Way with favoured schooling and amenities all within walking distance. The City Centre offers an extensive range of shopping and leisure facilities, many eateries, and cosmopolitan bars can be found with the mainline railway station, linking St. Albans to London, St Pancras.



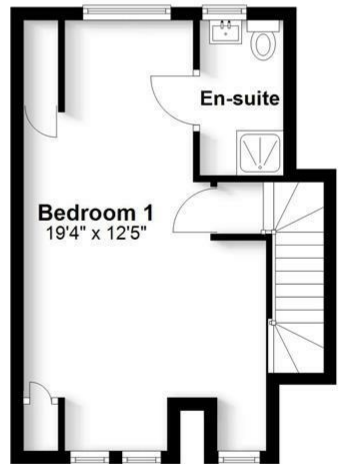
Ground Floor
Approx. 566.6 sq. feet



First Floor
Approx. 454.0 sq. feet



Second Floor
Approx. 302.4 sq. feet



Total area: approx. 1323.1 sq. feet

Produced for Cassidy & Tate Estate Agents. For guidance purposes, 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

- Four Bedroom Home
- Near Beaumont School
- Extended Accommodation
- Off Road Parking
- Backs Onto Woodland
- Large Garden
- En Suite
- Two Reception Rooms

Free Online Valuation



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

