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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

WILLOW CRESCENT
ST. ALBANS
ALI 5DB

Guide Price £775,000

EPC Rating: G Council Tax Band: D



All The Ingredients Needed For A Fabulous Lifestyle

A beautifully presented four bedroom double fronted semi-detached property situated in a sought after location, within walking distance of Beaumont Secondary School. The property has been extended and transformed into a spacious and versatile home with accommodation comprising of three reception rooms, a superb kitchen/dining room, downstairs shower room, four double bedrooms, master bedroom with en-suite and a family bathroom. Outside to the rear of the property is a lovely enclosed and mature garden, stocked with mature shrubs and plants and patio area which wraps to the side of the property. To the front of the property is a driveway providing off road parking. Willow Crescent is situated on a peaceful road just off Longacres and is conveniently located within walking distance of highly regarded primary and secondary schools, and the popular recreational facilities of Longacre Park. Also close by is the mainline railway station linking St. Albans to London in just under 30 minutes.



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

- Large Extended Semi Detached
- Three Bath/Shower Rooms
- Beautiful Condition Throughout
- Walking To Beaumont School
- Four Bedrooms
- Three Reception Rooms
- Parking For Several Cars
- Completed Chain Above

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	



