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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



[www.cassidyandtate.co.uk](http://www.cassidyandtate.co.uk)

STATION ROAD  
ST. ALBANS  
AL4 0HB

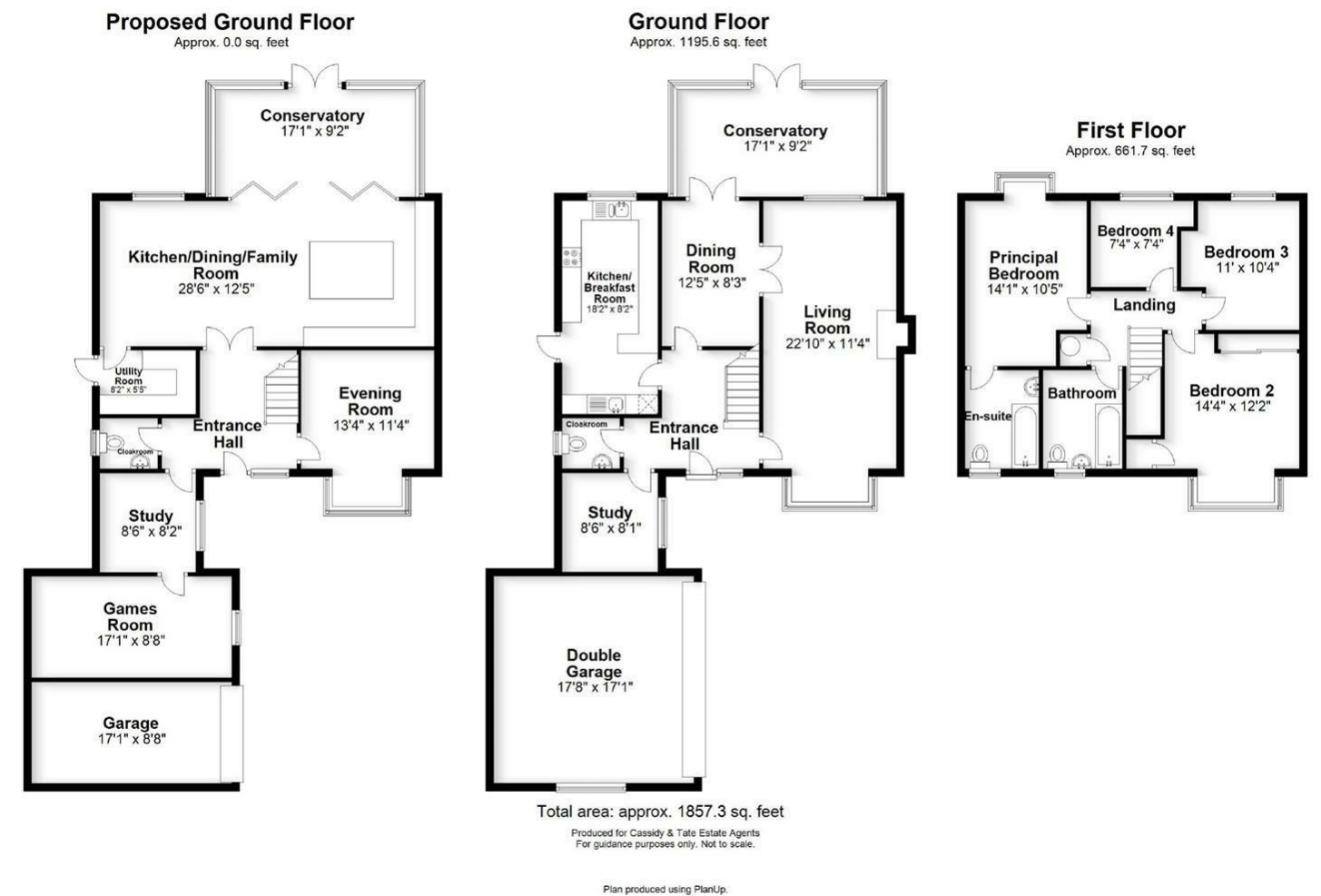
Guide Price £750,000

EPC Rating: G Council Tax Band: G



# All The Ingredients Needed For A Fabulous Lifestyle

Offered for sale with no onward chain, is this well proportioned four bedroom, three reception room, detached family home, situated in the popular Smallford area of St. Albans. The property is set back from the road and is approached via a gravelled driveway which in turn leads to the double garage. Well maintained living accommodation comprises of an entrance hall, downstairs cloakroom, study, a welcoming 22ft lounge with feature fireplace and double doors into the dining room allowing for open or separate living, fitted kitchen/breakfast room, a conservatory bathed in natural daylight, four bedrooms, en-suite to principal bedroom and a family bathroom. Outside is a well tended rear garden which is mainly laid to lawn with patio area, garden shed and side access leading to the front of the property. Station Road is nestled in the heart of the highly convenient hamlet of Smallford which is a pretty village location surrounded by agricultural land but with excellent road links to nearby towns such as Hatfield and St Albans and the motorway network. The nearest railway stations are at St. Albans, Hatfield and Welham Green. For the vehicle user, the A1001, A414, the A1 (M) and the M25 are all close by.



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

- Detached Dwelling
- Four Bedrooms
- Three Reception Rooms
- Chain Free
- Double Garage
- En-Suite, Bathroom & Cloakroom
- Conservatory
- CCTV System & Alarm System

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



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