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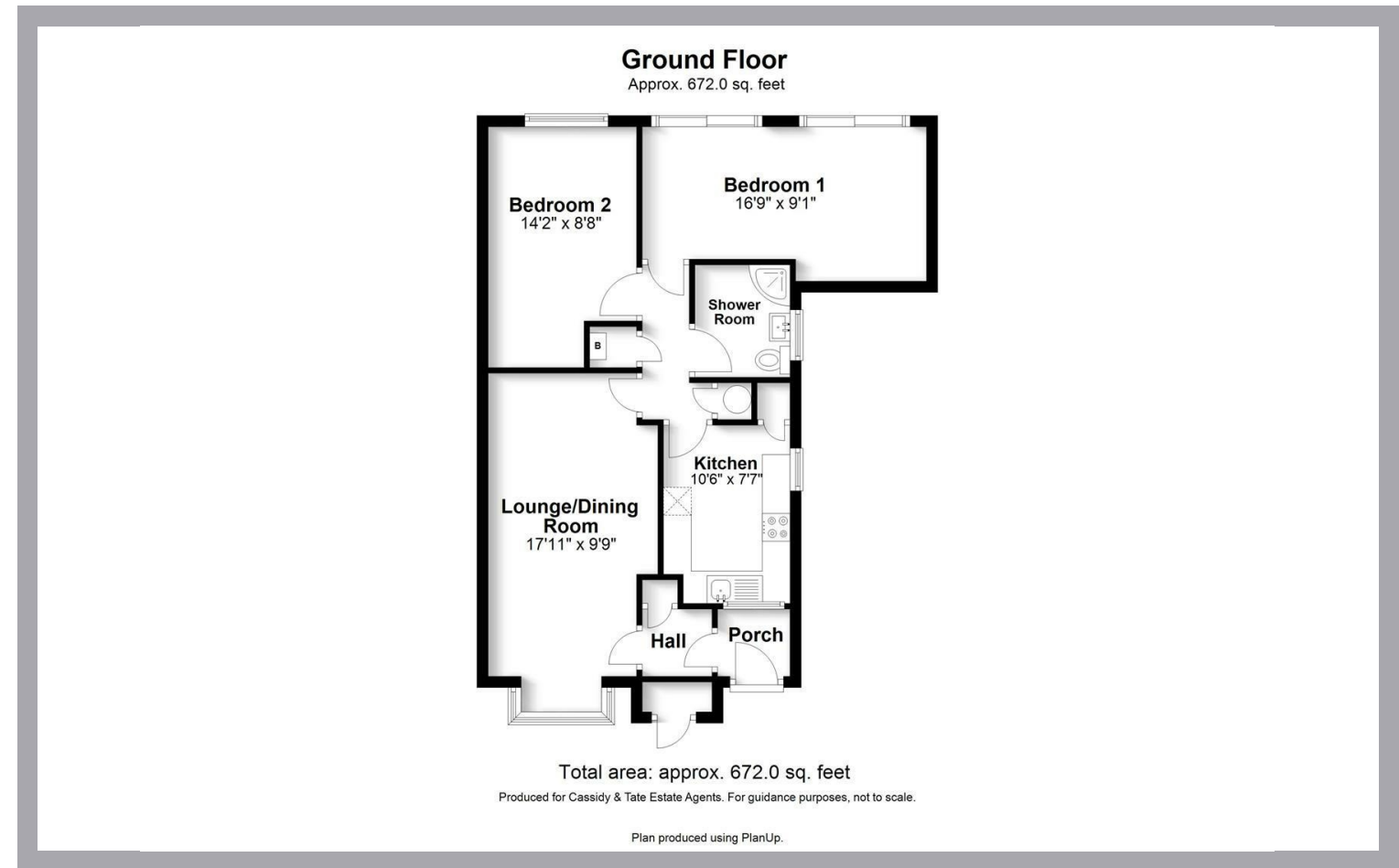


www.cassidyandtate.co.uk

STANTON CLOSE  
ST ALBANS  
AL4 9HT

Guide Price £425,000

EPC Rating: D Council Tax Band: D



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.

# All The Ingredients Needed For A Fabulous Lifestyle

Welcome to Stanton Close, St Albans - a quiet cul-de-sac where you will find this single-level dwelling that could be your next dream home. Requiring updating throughout the property has already been extended at the rear and has one reception room, two cosy bedrooms and a kitchen, all spread across 670 sq ft of living space. Outside there is a large garden to three sides with a range of retained useful storage sheds. There is a resident parking area otto the front and garage nearby en-bloc. Located in the heart of Jersey Farm on the eastern side of St Albans, there is a good range of local shops nearby and a bus stop. There are many countryside walks close by. St Albans is a historic city located in Hertfordshire, England. It is known for its rich history, dating back to Roman times when it was known as Verulamium. The city is home to several notable landmarks and attractions, including the magnificent St Albans Cathedral, which is one of the oldest and most impressive cathedrals in the country. The charming city centre features a mix of medieval and Georgian architecture, with cobbled streets, traditional pubs, and independent shops. St Albans also boasts beautiful green spaces, such as Verulamium Park and Clarence Park, where visitors can enjoy leisurely walks or picnics. The city has a vibrant cultural scene, with a variety of art galleries, theatres, and music venues. St Albans hosts annual events and festivals, including the St Albans Festival and the Christmas Market, which attract visitors from near and far. Overall, St Albans is a picturesque and historic city that offers a blend of heritage, culture, and natural beauty for visitors to explore and enjoy.



*Specialists in Bespoke Properties*

- Extended Bungalow
- No Onward Chain
- Walk To Local Shops
- Garage En-Bloc
- Corner Plot Gardens
- Requiring Updating Throughout
- Residents Parking
- Popular Jersey Farm



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

