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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



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

HATFIELD ROAD  
ST. ALBANS  
AL4 0XP

Guide Price £595,000

EPC Rating: D Council Tax Band:





# All The Ingredients Needed For A Fabulous Lifestyle

Welcome to Hatfield Road, St. Albans - a popular location that offers the perfect blend of convenience and tranquillity. This delightful semi-detached house boasts two reception rooms, ideal for entertaining guests or simply unwinding after a long day. With three cosy bedrooms, there's ample space for the whole family to relax and recharge. Situated within walking distance of Beaumont School, this property is perfect for families looking to provide their children with a top-notch education. The chain-free status of this home ensures a smooth and hassle-free buying process, allowing you to move in and make it your own without delay. Step outside into the large family garden, a peaceful oasis where you can enjoy the fresh air and watch the little ones play. The added bonus of a home office provides the perfect space for remote work or a creative sanctuary away from the hustle and bustle of daily life. No need to worry about parking, as this property offers off-street parking for your convenience. Imagine coming home after a long day and effortlessly parking right outside your door. Don't miss out on the opportunity to make this three-bedroom semi-detached house your new home. With its convenient location, spacious rooms, and lovely garden, this property has all the makings of a perfect family abode. Book a viewing today and start envisioning the wonderful memories you'll create in this lovely home on Hatfield Road.



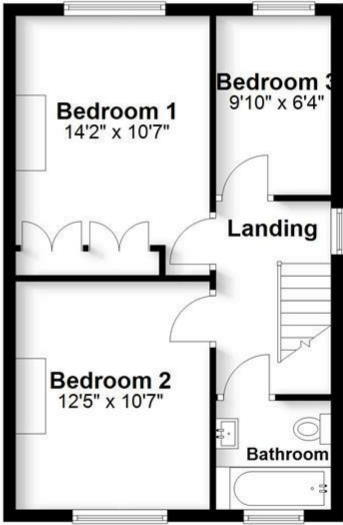
## Ground Floor

Main area: approx. 480.6 sq. feet  
Plus home office, approx. 145.6 sq. feet



## First Floor

Approx. 463.8 sq. feet



Main area: Approx. 87.7 sq. metres (944.4 sq. feet)  
Plus home office, approx. 13.5 sq. metres (145.6 sq. feet)

Produced for Cassidy & Tate Estate Agents. For guidance purposes, not to scale.

Plan produced using PlanUp.



# 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

- Close To Beaumont School
- Chain Free
- Three Bedrooms
- Kitchen/Diner
- Large Family Garden
- Detached Home Office
- Off Street Parking
- Potential To Extend stpp

Free Online Valuation



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			88
(69-80) <b>C</b>			
(55-68) <b>D</b>		62	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	