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Cassidy & Tate
Your Local Experts





Award Winning Agency

PARK STREET LANE

ST. ALBANS

AL2 2BA

Asking Price £675,000

EPC Rating: D Council Tax Band: F



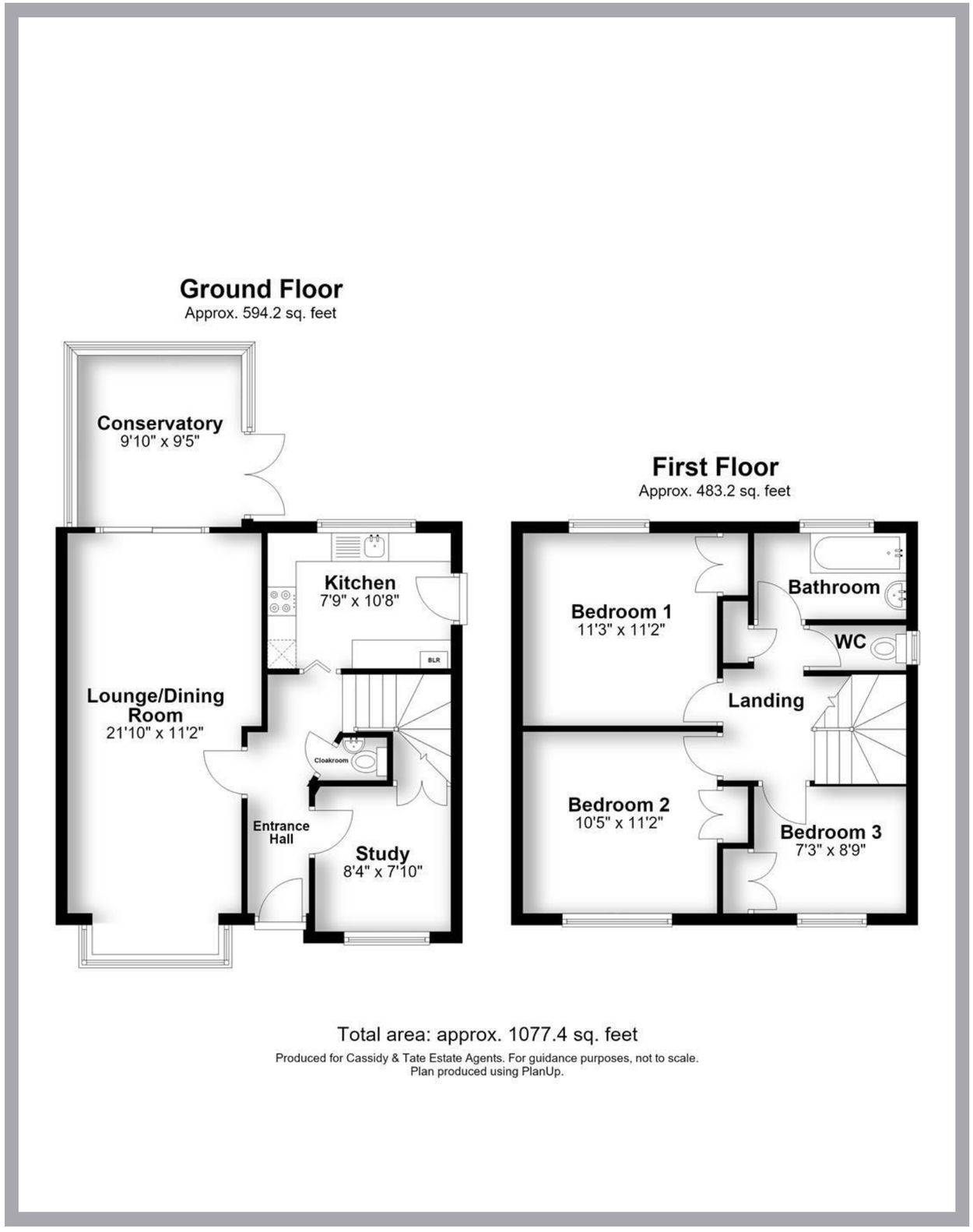
All The Ingredients Needed For A Fabulous Lifestyle

A three bedroom detached house on the popular Park Street Lane convenient for amenities in the village with significant scope to extend to the rear and side, allowing you to tailor the space to your specific needs and preferences. The addition of a conservatory enhances the living area with the ground floor accommodation including lounge/diner, kitchen and study. On the first floor, there are three bedrooms and family bathroom. One of the standout features of this property is the garage located at the rear, offering convenient storage or potential for a workshop. Excellent schooling, shops and amenities are only a short walk away. Park Street is a thriving village surrounded by rolling countryside yet close to all major transport links including the M1, M25 and A1. How Wood train station with regular trains into St Albans and Watford. In summary, this three-bedroom detached house on Park Street Lane is a wonderful opportunity to create your dream home in a desirable location. With its potential for extension and inviting features, it is not to be missed.









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.

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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



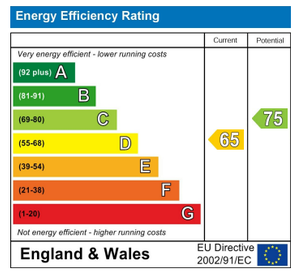






Specialists in Bespoke Properties

- Popular & Sought After Location
- Conservatory
- Convenient Transport Links
- Three bedrooms
- Detached Family Home
- Proximity to Local Amenities
- Potential For Further Expansion (STPP)
- Garage & Off Road Parking



The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

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