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Cassidy & Tate
Your Local Experts





Award Winning Agency

WATLING STREET

ST. ALBANS

AL1 2PX

Guide Price £1,299,950

EPC Rating: B Council Tax Band: G



All The Ingredients Needed For A Fabulous Lifestyle

Sophistication and elegance is discreetly positioned at the end of a modern development of just four superbly designed detached family homes, and is set well back from the road with a driveway to the front that provides ample off road parking which in turn leads to the garage. This beautifully presented four bedroom, detached family home offers approximately over 2200sq ft of well-proportioned and cleverly designed living accommodation arranged over three floors. The ground floor layout affords a particularly well thought out design where a large entrance hall leads to a front to back lounge, a fabulous open kitchen/family room showcasing modern Poggenpohl kitchen cabinetry, complemented beautifully by silestone work top surfaces and good quality integrated appliances. The kitchen/family room is the heart of this home and the base from which indoor/outdoor family gatherings and entertaining is made easy. Also to the ground floor is a cloakroom and utility room. Upstairs on the first floor are three large double bedrooms, en-suite to the principal bedroom, and a stylish family bathroom. A further double bedroom, elegant shower room and useful storage space can be found on the second floor. Externally the property is enhanced further by a lovely, low maintenance southwest facing rear garden which is mainly laid to lawn and patio area. Watling Street is a superb and convenient location for families looking to be within the catchment area of excellent schools, close to beautiful open parkland found at Verulamium Park and the Cathedral. For commuters Watling Street has great access to the St. Albans Abbey train station and the surrounding motorway networks.









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

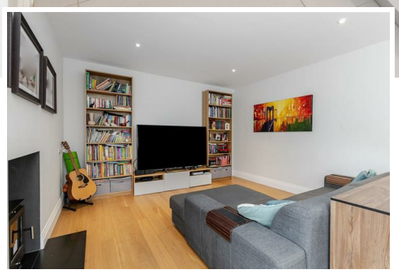
Cassidy & Tate are a fully independent estate agent who have developed unparalleled understanding on how people want to buy, sell and rent property within the residential property market in Hertfordshire and its surrounding areas. We are able to accommodate your individual requirements and deliver to 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



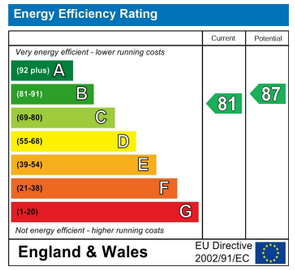






Specialists in Bespoke Properties

- Discreetly Positioned Family Home
- Spacious Three Floor Layout
- Gated Development
- Excellent School Catchment
- Over 2,200 Sq Ft
- Luxury Poggenpohl Kitchen
- Southwest Facing Rear Garden
- Walking Distance To City Centre



The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

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