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59 The Quadrant, St Albans,
Herts AL4 9RD
01727 832383
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Wheathampstead Office
39 High Street, Wheathampstead,
Herts AL4 8BB
01582 831200
wheathampstead@cassidyandtate.co.uk

Cassidy & Tate
Your Local Experts





Award Winning Agency

www.cassidyandtate.co.uk

THREE VALLEYS WAY

WATFORD

WD23 2FF

Price Guide £645,000

EPC Rating: Council Tax Band:

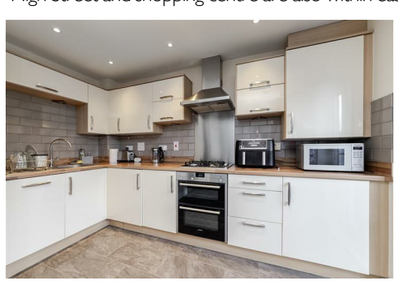


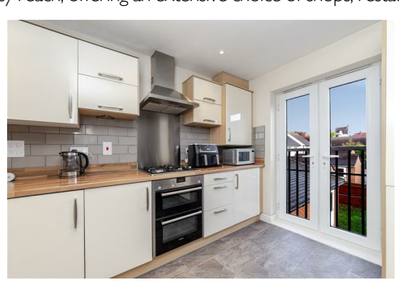
All The Ingredients Needed For A Fabulous Lifestyle

This beautifully presented four bedroom townhouse offers spacious and stylish accommodation arranged over multiple floors, perfectly suited to modern family living. Finished to a contemporary standard throughout, the property boasts two versatile reception rooms, ideal for both entertaining and everyday family life, kitchen breakfast room together with four generously proportioned bedrooms and three well appointed bathrooms. Offering an excellent balance of space, comfort and flexibility, this impressive home is perfectly designed to accommodate the demands of a growing family.

Perfectly positioned to enjoy excellent transport connections, highly regarded schools and a wealth of local amenities. Bushey Station is within walking distance, providing direct rail services into London Euston, whilst the nearby A41 and M1 offer convenient access to the wider motorway network.

Families are particularly well catered for, with a selection of popular nurseries, primary and secondary schools in the surrounding area. The vibrant Watford High Street and shopping centre are also within easy reach, offering an extensive choice of shops, restaurants, cafés, leisure and entertainment facilities.









Main area: Approx. 123.7 sq. metres (1332.0 sq. feet)
Plus garage, approx. 18.3 sq. metres (196.5 sq. feet)

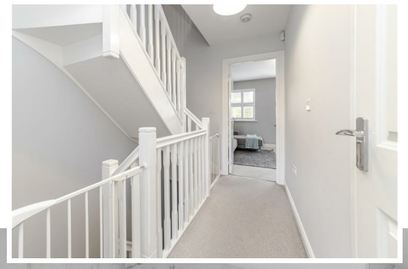
Produced for Cassidy & Tate Estate Agents. For guidance purposes, not to scale.
Plan produced using PlanUp.

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

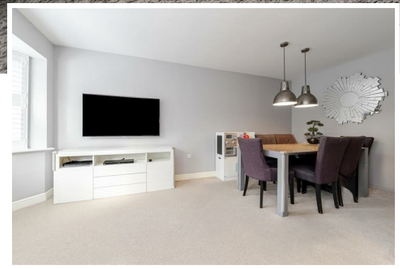
Cassidy & Tate are a fully independent estate agent who have developed unparalleled understanding on how people want to buy, sell and rent property within the residential property market in Hertfordshire and its surrounding areas. We are able to accommodate your individual requirements and deliver to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



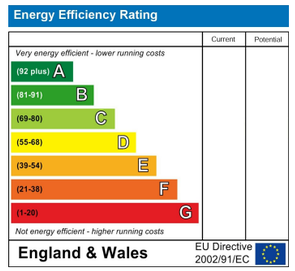






Specialists in Bespoke Properties

- Ideal Family Home
- 3x Bathrooms
- Kitchen/Breakfast Room
- Cul-de-Sac Location
- Driveway Parking & Garage
- 4x Bedroom Townhouse
- 2x Reception Rooms
- Close to Station
- Front & Rear Gardens
- Completed Upper Chain



The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

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