Cassidy & Tate
Your Local Experts



THAMESDALE

ST. ALBANS

AL2 1TB

Guide Price £950,000

EPC Rating: D Council Tax Band:

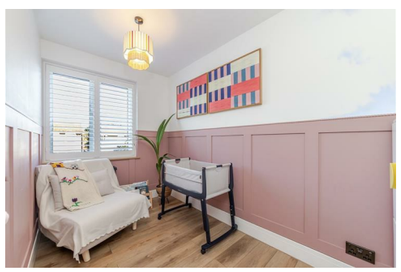


All The Ingredients Needed For A Fabulous Lifestyle

Beautifully presented and finished to an exceptionally high standard, this impressive family home offers spacious and versatile accommodation, ideal for modern family living. The property boasts a stunning open-plan kitchen/dining room with bi-folding doors and roof lanterns, creating a wonderful light-filled space for entertaining and everyday life, alongside a separate living room, sitting room, utility room and cloakroom. Upstairs, there are four well-proportioned bedrooms and a stylish family bathroom. Further benefits include an additional reception room and a dedicated garden office, providing excellent flexibility for modern family living and working from home. The generous, enclosed, west-facing rear garden features an extensive sandstone patio and lawn, providing the perfect setting for relaxing and entertaining outdoors. To the front, a block-paved driveway provides off-street parking for two vehicles. Conveniently situated on the outskirts of St Albans, the property enjoys excellent road and rail connections, easy access to the city centre and its wide range of shops, restaurants and leisure facilities, as well as a choice of well-regarded schools nearby.

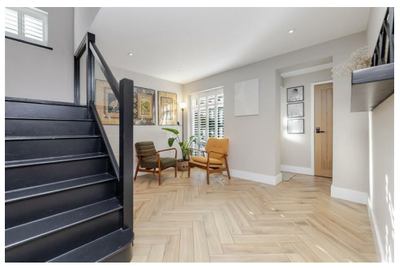








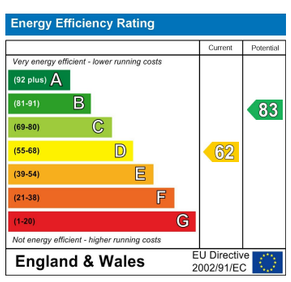






Specialists in Bespoke Properties

- Stunning Family Home
- Open Plan Kitchen
- Four Well-Proportioned Bedrooms
- Additional Reception Room
- West-Facing Rear Garden
- High Standard Finish
- Separate Living Room
- Stylish Family Bathroom
- Dedicated Garden Office
- Driveway Parking



The Property Ombudsman

APPROVED CODE
TRADINGSTANDARDS.UK









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





Main area: Approx. 123.5 sq. metres (1329.8 sq. feet)
Plus store, approx. 4.0 sq. metres (43.0 sq. feet)
Plus home office, approx. 12.8 sq. metres (137.6 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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Award Winning Agency