

St Albans Office
10 High Street, St Albans
Herts AL3 4EL
01727 228428
stalbans@cassidyandtate.co.uk

Marshalswick Office
59 The Quadrant, St Albans,
Herts AL4 9RD
01727 832383
marshalswick@cassidyandtate.co.uk

Wheathampstead Office
39 High Street, Wheathampstead,
Herts AL4 8BB
01582 831200
wheathampstead@cassidyandtate.co.uk

Knightsbridge Office
45 Pont Street, Knightsbridge
London SW1X 0BD
020 7629 9966
26@theknightsbridgeoffice.co.uk

Cassidy
&Tate
Your Local Experts



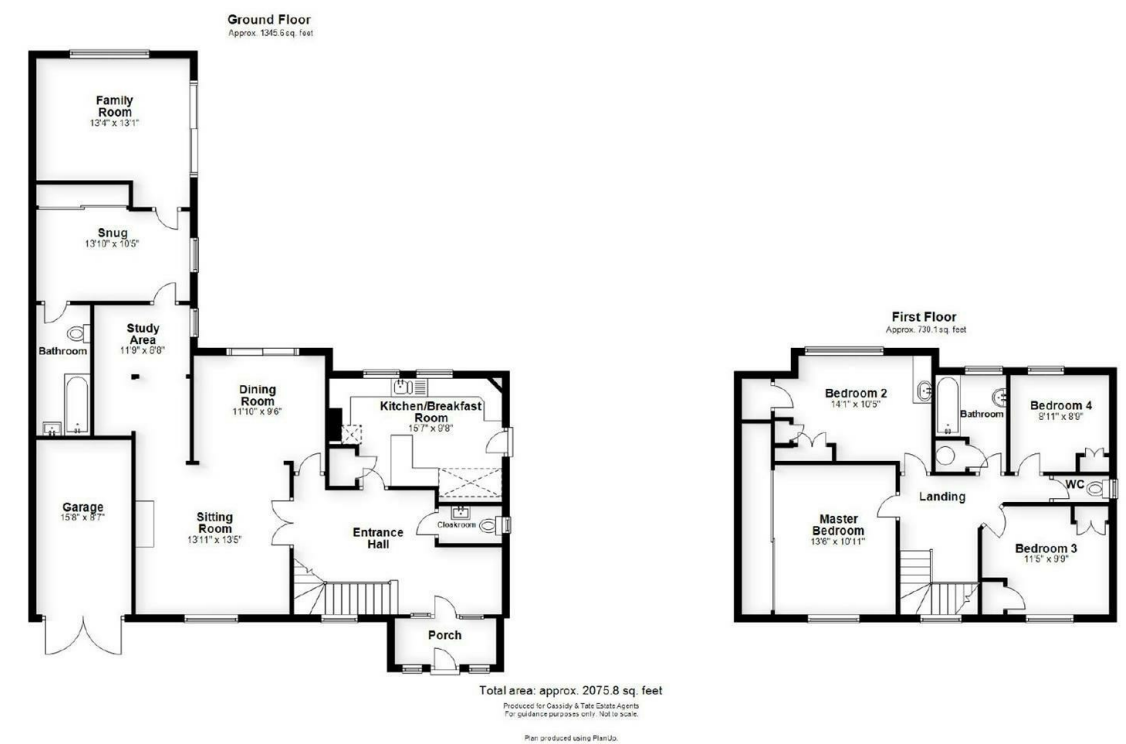
Award Winning Agency

HOMWOOD ROAD
ST ALBANS
AL1 4BG



All The Ingredients Needed For A Fabulous Lifestyle

Cassidy & Tate are excited to offer for sale this four bedroom, detached property situated on a generous plot which offers the huge scope to enlarge the existing property or the potential to re-erect a new dwelling (stpp) enabling the prospective buyer to produce the home that matches their lifestyles. The property is positioned in an enviable location, close to excellent schools, near to good local amenities, the beautiful open spaces of the 'Wick', the mainline railway station and the city centre itself. The current dwelling as is, is a substantial family home and is ready for the potential purchaser to create more of what suits them with modernising. On the ground floor is an entrance porch, large entrance hall, cloakroom, kitchen/breakfast room, double doors into an open plan sitting/dining room, open to a study area, a snug, family room and a downstairs bathroom. On the first floor are three double bedrooms and a good sized fourth bedroom, plus an additional family bathroom. Offering a good degree of privacy and seclusion is the beautiful South West facing rear garden which is mainly laid to lawn with a patio area and is stocked with a variety of mature trees and shrubs. The property is set well back from the road with an 'in and out' driveway therefore providing off road parking for several cars which in turn leads to the garage. Homewood Road is a highly sought after location and because of its convenient position, makes the ideal home for families.



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.

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



Cassidy&Tate

Specialists in Bespoke Properties

- Premier Location
- Large Plot
- Four Bedrooms
- Garage
- Detached Property
- Potential To Extend STTP
- Two Bathrooms
- Carriage Driveway

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

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

