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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



[www.cassidyandtate.co.uk](http://www.cassidyandtate.co.uk)

GOLDSMITH WAY  
ST. ALBANS  
AL3 5NH

Guide Price £965,000

EPC Rating: C Council Tax Band: G



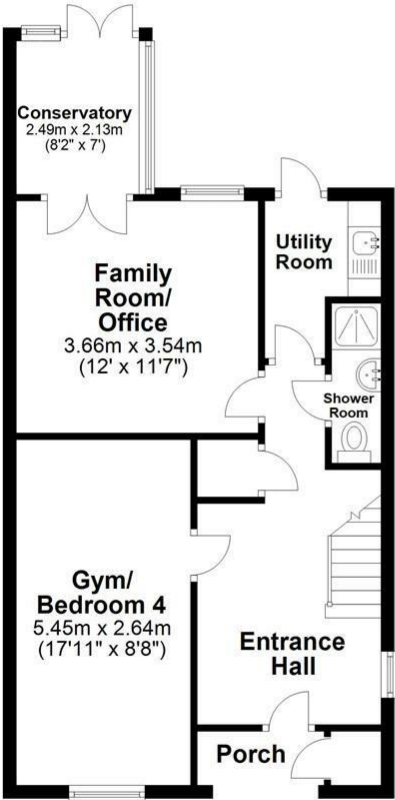


# All The Ingredients Needed For A Fabulous Lifestyle

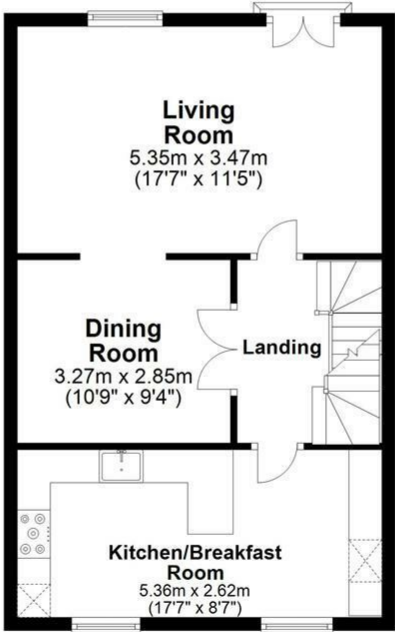
Nestled in a tranquil cul-de-sac of Goldsmiths Way, St. Albans, this beautifully renovated house offers a perfect blend of modern living and convenience. With a total of 1,645 sq ft (153 sq meters) this family home offers four spacious bedrooms, including a primary bedroom complete with an en-suite bathroom, this property is ideal for families seeking comfort and style. The house boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests. The fully converted garage has been transformed into a gym, catering to those who value fitness and well-being. With three bathrooms in total, morning routines will be a breeze for the entire household. One of the standout features of this property is its chain-free status, allowing for a smooth and hassle-free purchase. The ample parking available ensures that you and your guests will never have to worry about finding a space. Situated close to the vibrant city centre of St. Albans, residents can enjoy easy access to a variety of shops, restaurants, and local amenities. The private rear garden offers a serene outdoor space, perfect for enjoying sunny afternoons or hosting barbecues with family and friends. This exceptional home combines modern comforts with a prime location, making it a must-see for anyone looking to settle in St. Albans. Don't miss the opportunity to make this stunning property your own.



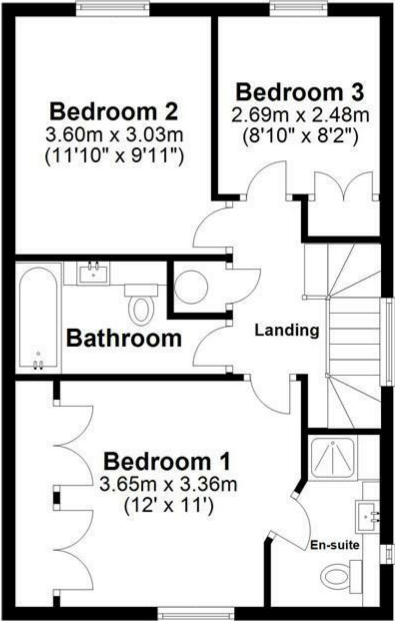
**Ground Floor**  
Approx. 54.1 sq. metres (581.9 sq. feet)



**First Floor**  
Approx. 49.1 sq. metres (529.0 sq. feet)



**Second Floor**  
Approx. 49.7 sq. metres (534.6 sq. feet)



**Total area: approx. 152.9 sq. metres (1645.5 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.



# 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

- Chain Free
- Cul-De-Sac Location
- Side Access
- Close To City Centre
- Four Bedrooms
- Private Driveway
- Gardens
- Fully Renovated

Free Online Valuation



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	