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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



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

GORHAM DRIVE  
ST. ALBANS  
AL1 2HP

Guide Price £575,000

EPC Rating: C Council Tax Band:





# All The Ingredients Needed For A Fabulous Lifestyle

Nestled on the desirable Gorham Drive in St. Albans, this semi-detached house presents an excellent opportunity for those seeking a spacious family home. The house is set on a large plot, which not only enhances its appeal but also offers the potential for further development or landscaping to suit your personal taste. While the property requires some modernisation, this presents a unique opportunity for buyers to put their own stamp on the home, creating a living space that reflects their individual style and preferences. The large garden is a standout feature, providing a perfect outdoor retreat for children to play, for gardening enthusiasts, or for hosting summer barbecues with family and friends. Additionally, the convenience of a driveway ensures that parking is never a concern. Situated within walking distance to local shops, this property benefits from easy access to everyday amenities, making it a practical choice for busy families or professionals. With its blend of space and potential, this semi-detached house on Gorham Drive is a must-see for anyone looking to purchase a home in St. Albans.



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

- Three Bedrooms
- Scope To Extend (STPP)
- Driveway Parking
- Outbuildings To Rear
- Three Reception Rooms
- Ideal For Refurbishment
- Large Rear Garden
- Chain Free

Free Online Valuation



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		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC



