



WATFORD ROAD

ST. ALBANS

AL2 3DA

Guide Price £1,395,000

EPC Rating: D Council Tax Band: G



All The Ingredients Needed For A Fabulous Lifestyle

Nestled on the desirable Watford Road in St. Albans, this splendid detached house offers a perfect blend of comfort and elegance. With four spacious bedrooms and four well-appointed bathrooms, this home is ideal for families seeking both space and convenience. The property boasts three inviting reception rooms, providing ample areas for relaxation and entertainment. The large rear garden is a true highlight, featuring a delightful swimming pool that promises endless summer enjoyment. Additionally, a charming garden room offers a serene space for hobbies or quiet contemplation, enhancing the overall appeal of this lovely home. Convenience is at your doorstep, as the property is situated close to local shops and schools, making daily errands and family life effortless. For those who enjoy outdoor activities, Greenwood play park is just a short walk away, providing a wonderful space for children to play and families to gather. The driveway offers ample parking, ensuring that you and your guests will never be short of space. This detached house is not just a home; it is a lifestyle choice, combining comfort, convenience, and a touch of luxury. Don't miss the opportunity to make this exceptional property your own.





Specialists in Bespoke Properties

- Four Double Bedrooms
- Detached
- Large Rear Garden
- Close To Shops
- Two En-Suites/ Two Bathrooms
- Swimming Pool
- School Catchment Area
- Garden Room

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	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		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC





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.

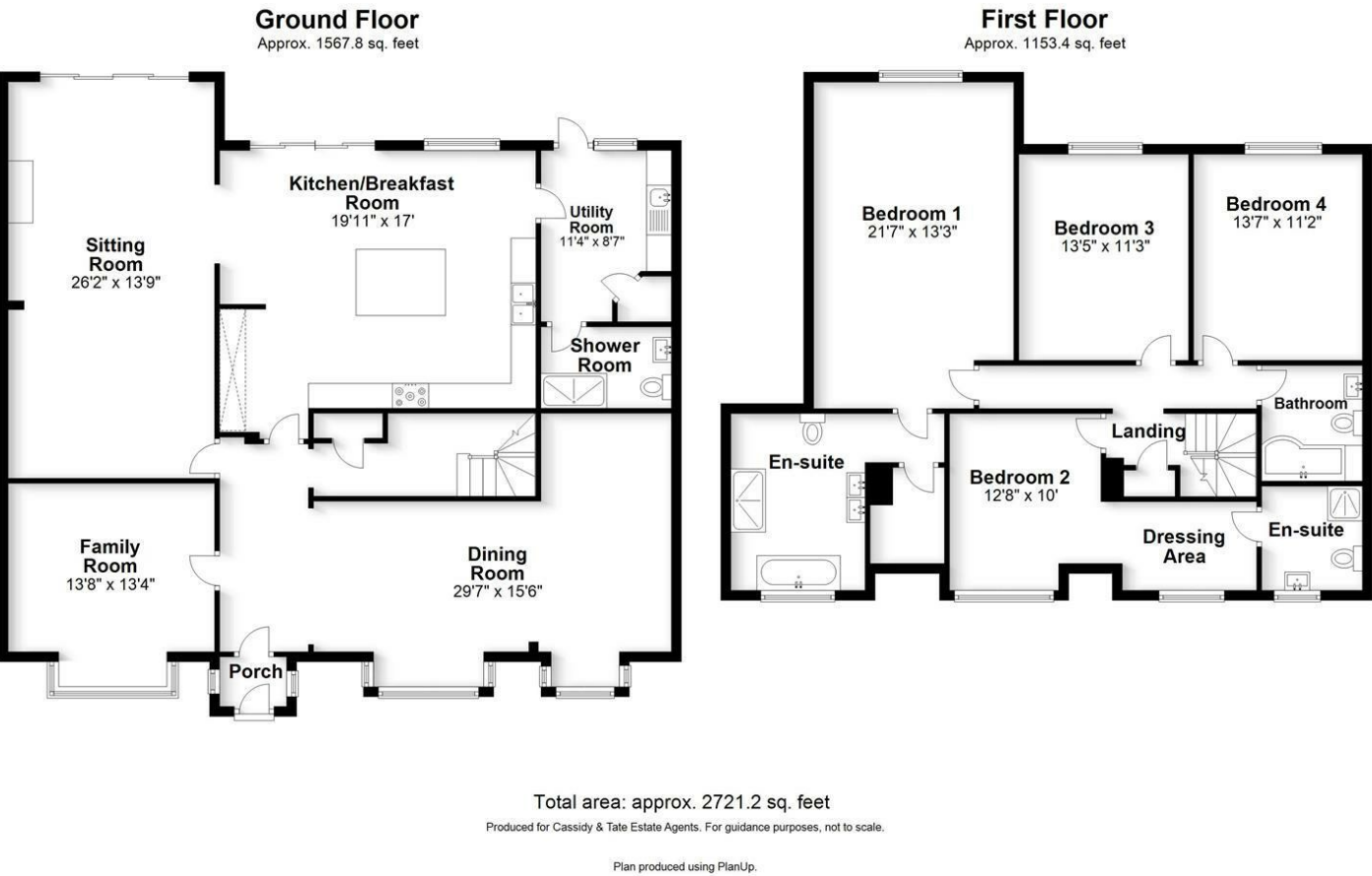
Your Local Property Experts

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

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Award Winning Agency



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.