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Cassidy
&Tate
Your Local Experts



Award Winning Agency

GURNEY COURT ROAD

ST. ALBANS

AL1 4QX



Cassidy&Tate

All The Ingredients Needed For A Fabulous Lifestyle

Cassidy & Tate are delighted to present this attractive bay fronted, three double bedroom semi-detached family home situated in a highly sought after location. Over the years the property has been enlarged and has the great potential to further extend (stpp). Arranged over two floors the property provides spacious and functional living accommodation comprising of an entrance hall, living room, 24ft family/dining room, kitchen/breakfast room and cloakroom on the ground floor. Upstairs are three double bedrooms, an en-suite services the master bedroom whilst a family bathroom serves the other two bedrooms. The ground floor accommodation affords a particularly well thought out design where living spaces connect beautifully allowing for open or private living. The living room is a well proportioned room with double doors that open to the family/dining room and wood flooring flows to connect the two rooms. The kitchen/breakfast room is fitted with a modern range of crafted wall and base units complemented beautifully by white quartz work top surfaces. Externally is a spacious family sized rear garden. A private and enclosed garden stocked with mature shrubs and plants and a decked area with feature plinth lighting is the perfect setting for outdoor entertaining. A block paved driveway to the front of the property allows for ample off road parking. Gurney Court Road is ideally positioned for excellent schools, the mainline railway station, linking St. Albans to London in just under 30 minutes, good local amenities, and the city centre itself with its extensive shopping and leisure facilities.



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Total area: approx. 1230.5 sq. feet

Produced for Cassidy & Tate Estate Agents
For guidance purposes only. 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

- Semi Detached Property
- Double Storey Extension
- Three Double Bedrooms
- Master Bedroom En-Suite
- Three Reception Rooms
- Downstairs Cloakroom
- Large Family Rear Garden
- Off Street Parking

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	

