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&Tate
Your Local Experts



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Award Winning Agency

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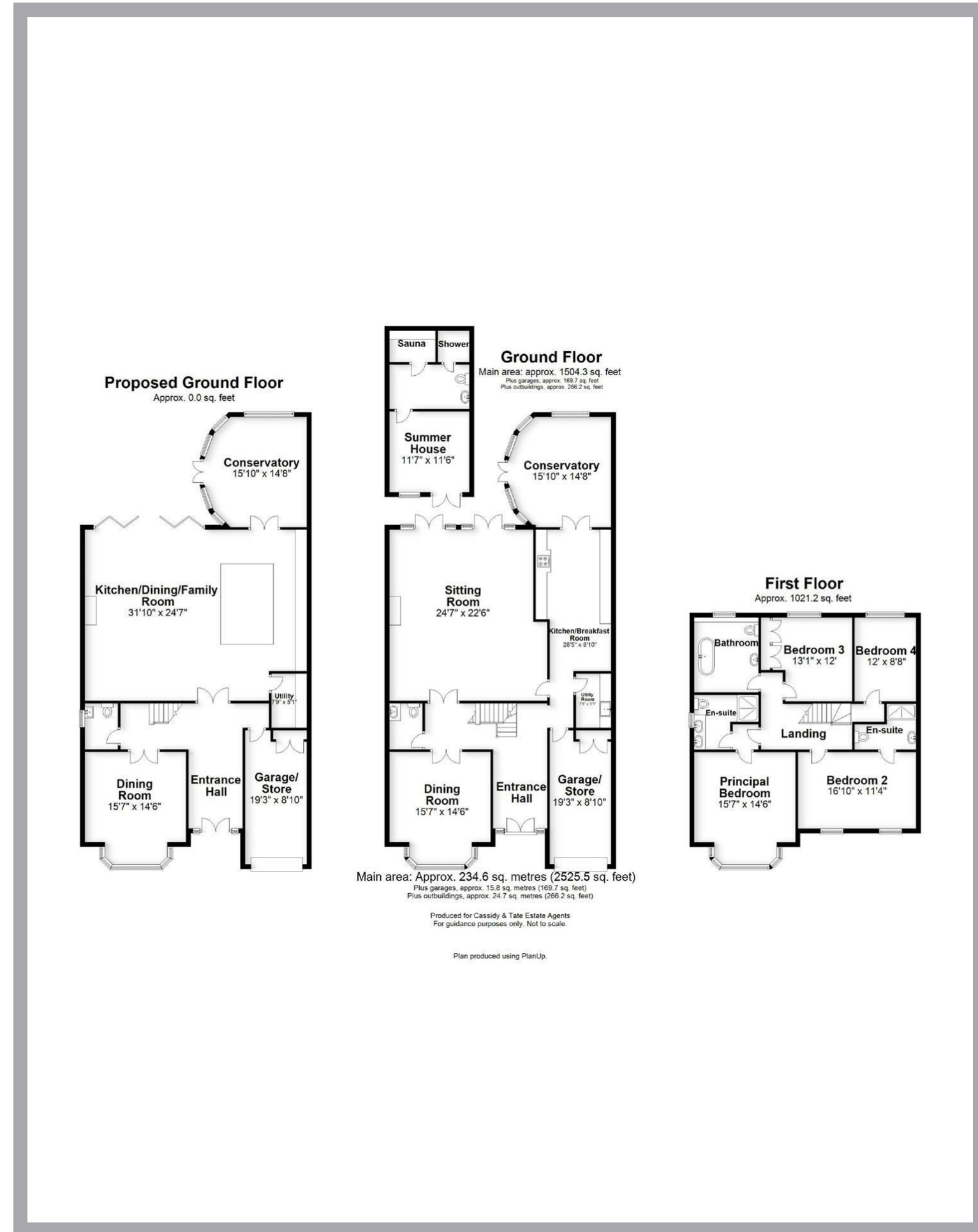
WATLING STREET
ST. ALBANS
AL1 2PY

Guide Price £1,425,000



All The Ingredients Needed For A Fabulous Lifestyle

Set well back from the road and accessed via electric gate, this four bedroom, three reception room, detached property is situated in a most favoured location for families as it is within easy reach of the vibrant city centre, both stations linking St. Albans to London in just under 30 minutes, highly regarded schools, and excellent local amenities. The property has a floorplan that measures over 2,500sq ft and flows beautifully over two levels. Presented in a lovely decorative order throughout, living spaces are both versatile and functional and comprise of an entrance hall, a bright dining room with bay window, a spacious and comfortable sitting room with feature log burner and two sets of patio doors that bring the outside in, a well appointed kitchen/breakfast room with extensive storage and work top space, a conservatory bathed in natural daylight, four bedrooms, two of which enjoy en-suite facilities, a family bathroom and a downstairs cloakroom. Further features include a utility room and a garage/store. The rear garden complements the property further. A lovely private and mature rear garden which is mainly laid to lawn. To the front of the property is a large brick paved driveway providing ample off road parking.



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

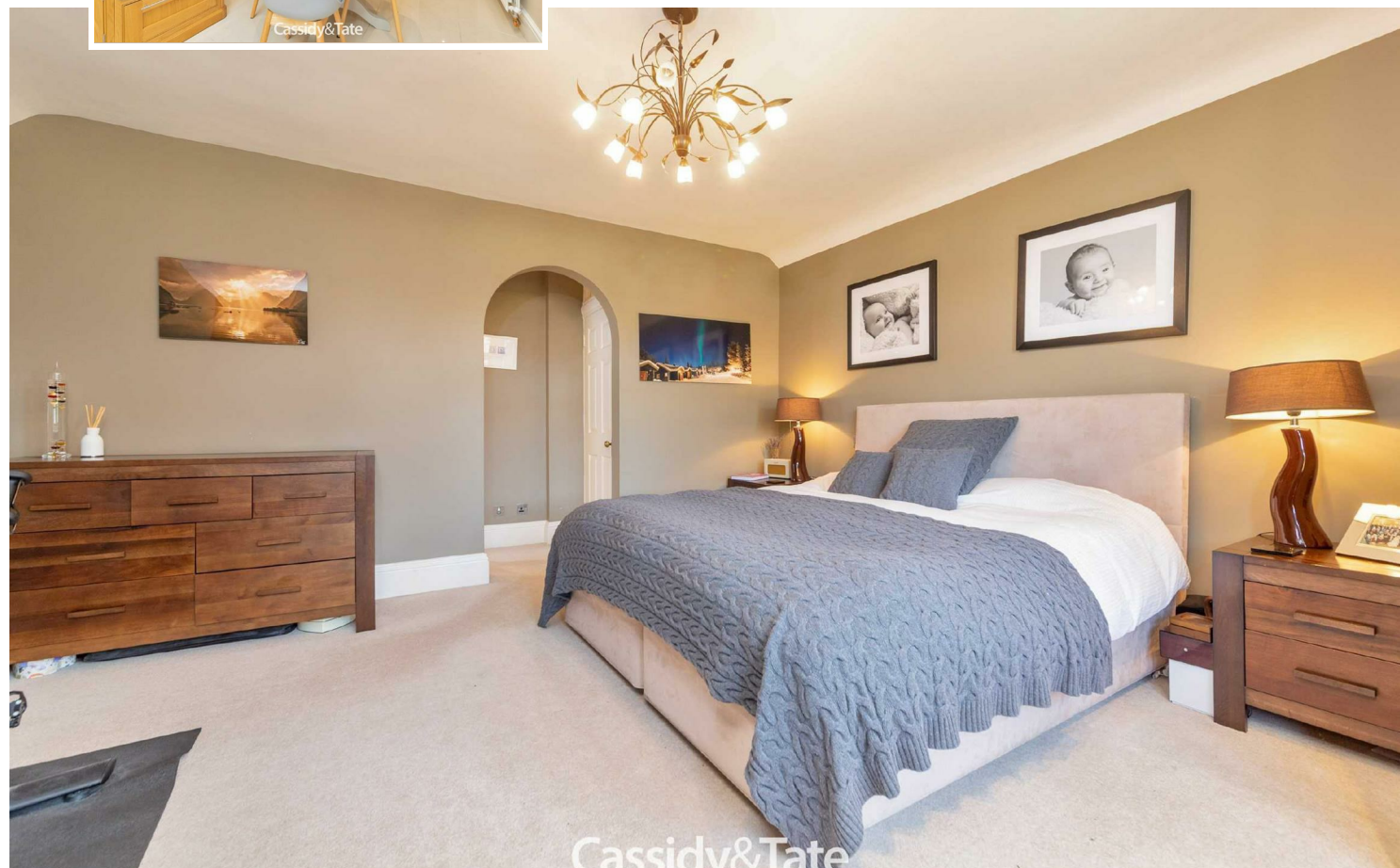
Why Cassidy & Tate

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

- Detached Property
- Four Bedrooms
- Large Garden
- Close To City Centre
- Gated Driveway
- Two En-Suites
- Close To Verulamium Park
- CHAIN FREE

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		
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