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Cassidy & Tate
Your Local Experts

Award Winning Agency

SEYMOUR ROAD

ST ALBANS

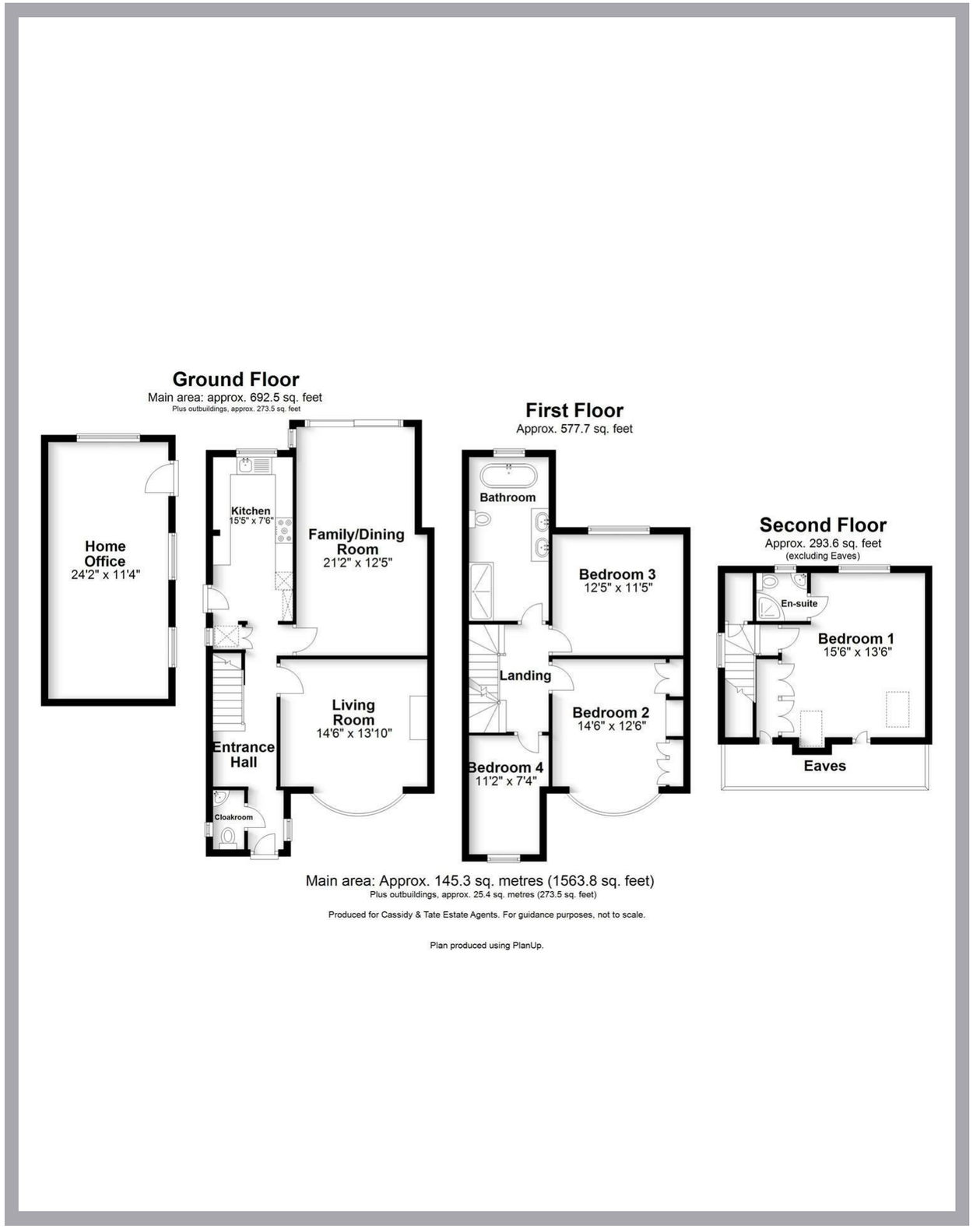
AL3 5HW

Guide Price £1,150,000

EPC Rating: D Council Tax Band: E

All The Ingredients Needed For A Fabulous Lifestyle

Chain Free - Ideally positioned close to the attractive open spaces of Bernard's Heath, this extended four-bedroom semi-detached period home combines charming character features with generous and versatile living accommodation. The ground floor offers a range of reception spaces, including a well-appointed kitchen, a spacious family room, and a separate front reception / dining room featuring an attractive log-burning stove, perfect for relaxing in a quieter setting. The first floor comprises three well-proportioned bedrooms and a luxury four-piece family bathroom, while the loft has been expertly converted to create an impressive principal bedroom suite complete with an en-suite shower room. Outside, the property benefits from a mature rear garden, complemented by a substantial converted detached garage. To the front and side, a block-paved driveway provides ample off-street parking. Situated in a highly sought-after location, the property is within easy reach of excellent local schools and is just a short walk from the wide range of shopping, dining and leisure facilities available in the city centre, as well as the beautiful parkland of Bernard's Heath.



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.

www.cassidyandtate.co.uk

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.

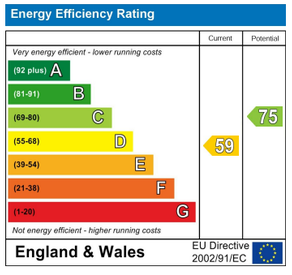
We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or 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

- Extended Four-Bedroom Semi-Detached Period Home
- Approved Plans For A Two-Storey Extension With Fifth Bedroom.
- Water Filtration System
- Three First-Floor Bedrooms And Luxury Four-Piece Family Bathroom
- Detached Office With Cat 6 Cabling & High-Speed Broadband Connectivity
- Air Conditioning Installed In All Bedrooms For Year-Round Comfort
- Recently Fitted Modern Combi Boiler
- Newly Retiled Roof Providing Long-Term Peace Of Mind
- Impressive Principal Bedroom Suite With En-Suite Shower Room
- Planning Permission Granted For A Single-Storey Wraparound Extension



The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

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