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Cassidy
& Tate
Your Local Experts



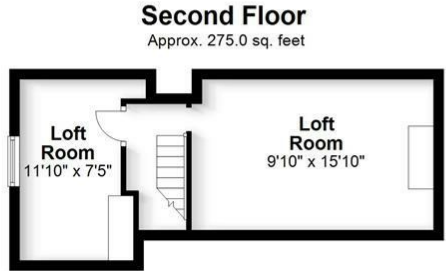
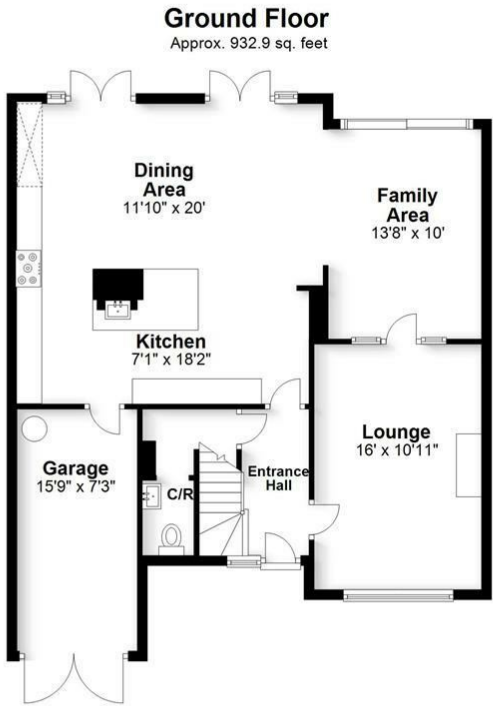
Award Winning Agency

SEYMOUR ROAD
ST ALBANS
AL3 5HW



All The Ingredients Needed For A Fabulous Lifestyle

Location, convenience and generous living accommodation are key factors when considering this lovely four bedroom property which has been thoughtfully extended to the rear, providing contemporary living spaces conducive to modern day busy family lifestyles. Taking precedence on the ground floor is the fabulous open plan kitchen/dining/family room where the family can gather together within a casual atmosphere or the perfect setting whilst entertaining, all overlooking a lovely garden. The kitchen area is fitted with shaker style units and incorporates a breakfast bar/island. The dining area is bathed in natural light from the two sets of patio doors which open to the rear garden and the family area is a cosy and comfortable space. A door separates the family area and a further well proportioned lounge allowing for private time. Also to the ground floor is a cloakroom and a useful integral door from the kitchen leads to the garage. On the first floor the master bedroom enjoys an en-suite shower room whilst a good sized family bathroom services the remaining bedrooms. Two useful and generous sized loft rooms are situated on the second floor. A beautiful rear garden mostly laid to lawn with large front and rear patio areas. To the front of the property is a driveway providing off road parking which in turn leads to the garage.



Total area: approx. 1958.2 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

- Four Bedrooms
- Semi-Detached
- Large Garden
- Off-Street Parking
- Two loft Rooms
- Superb Location
- Stunning Live-In Kitchen
- Garage & 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		
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

