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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

PARK STREET LANE
ST. ALBANS
AL2 2AQ

Price Guide £775,000

EPC Rating: D Council Tax Band: F



All The Ingredients Needed For A Fabulous Lifestyle

located in the charming area of Park Street Lane, St. Albans, this exquisite detached bungalow offers a perfect blend of modern living and comfort. Having undergone a complete refurbishment, the property boasts high specifications throughout, ensuring a stylish and contemporary atmosphere. Upon entering, you are greeted by a spacious open plan kitchen, living, and dining area, ideal for both entertaining guests and enjoying family time. The design allows for an abundance of natural light to flood the space, creating a warm and inviting environment. Additionally, the property features a delightful conservatory, providing a serene spot to relax and enjoy the surrounding views. This bungalow comprises three/four well-proportioned bedrooms, offering ample space for family or guests. With two modern bathrooms, convenience and comfort are at the forefront of this home. The exterior of the property is equally impressive, featuring a large driveway that can accommodate several vehicles, a rare find in this desirable location. Furthermore, there is potential to extend the property, subject to planning permission, allowing you to tailor the home to your specific needs. In summary, this beautifully refurbished bungalow on Park Street Lane presents an exceptional opportunity for those seeking a modern, spacious, and versatile home in a sought-after area. With its high-quality finishes and potential for further development, this property is not to be missed. Park Street Lane is a prime location situated within the village of Park Street which boasts a variety of properties. The village is well serviced with a selection of good local amenities and shops and is conveniently located for ease of access to the motorway networks. Excellent road links and reasonable rail links are within the Village boundaries, whilst St Albans city centre, with its extensive shopping and leisure facilities is situated approximately two and a half miles away.



Total area: approx. 1068.0 sq. feet
Produced for Cassidy & Tate Estate Agents. For guidance purposes, 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

- Fully Refurbished Throughout
- Chain Free
- Three/four Bedrooms
- Private Driveway
- High Specification
- Detached Bungalow
- Two Bathrooms
- Walking To Local Shops

Free Online Valuation



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	

