



## All The Ingredients Needed For A Fabulous Lifestyle

Located on the ever-popular Folly Lane, this beautifully presented three-bedroom semi-detached home combines generous living space with exceptional convenience. Perfect for families or professionals seeking room to grow, the property offers a superb balance of comfort, space and practicality. The welcoming reception room provides an ideal setting for both relaxed evenings and entertaining guests, while the thoughtfully designed layout ensures effortless everyday living. The property also benefits from a stylish, contemporary kitchen, beautifully finished with sleek cabinetry and clean lines to create a modern, streamlined feel. Upstairs, three well-proportioned bedrooms are complemented by two en-suite bathrooms, in addition to a contemporary family bathroom. A ground floor cloakroom further enhances the home's functionality, offering flexibility for busy modern lifestyles. The property is well positioned within St Albans, with the city station easily accessible, providing excellent transport links into London and beyond. Highly regarded schools, vibrant local amenities and attractive green spaces are all within convenient reach, ensuring everyday essentials and leisure opportunities are close at hand. Externally, the home continues to impress. A rare benefit for this central location, the property provides off-street parking for two vehicles. The south-facing rear garden is a true highlight. A private and sun-filled space perfect for al fresco dining, summer gatherings, or simply unwinding. With both side and rear access, the garden offers excellent practicality and ease of use. Offering space, style and a superb city setting, this attractive home on Folly Lane presents a wonderful opportunity to enjoy the very best of St Albans living.

FOLLY LANE

ST. ALBANS

AL3 5JU

Guide Price £835,000

EPC Rating: B Council Tax Band: E





## Specialists in Bespoke Properties

- Three Well-Proportioned Bedrooms
- Two En-Suite Bathrooms Plus Family Bathroom
- Cloakroom
- Ground Floor Underfloor Heating
- Side And Rear Access
- South-Facing Rear Garden
- Off-Street Parking For Two Vehicles
- Convenient Access To City Station & City Centre
- EPC Rated B / Freehold
- Smart EV Charger

| Energy Efficiency Rating                    | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | 95        |
| (81-91) <b>B</b>                            | 86                      |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |





# 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



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Total area: approx. 109.1 sq. metres (1174.3 sq. feet)  
 Produced for Cassidy & Tate Estate Agents. For guidance purposes, not to scale.

Plan produced using PlanUp.



Award Winning Agency

