

St Albans Office
10 High Street, St Albans
Herts AL3 4EL
01727 228428
stalbans@cassidyandtate.co.uk

Marshalswick Office
59 The Quadrant, St Albans,
Herts AL4 9RD
01727 832383
marshalswick@cassidyandtate.co.uk

Wheathampstead Office
39 High Street, Wheathampstead,
Herts AL4 8BB
01582 831200
wheathampstead@cassidyandtate.co.uk

Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

WESTFIELDS
ST. ALBANS
AL3 4LP

Price Guide £750,000

EPC Rating: E Council Tax Band: E



All The Ingredients Needed For A Fabulous Lifestyle

This Chain free property located in the desirable area of Westfields, St. Albans, this three bedroom semi-detached bungalow presents an excellent opportunity for those seeking a refurbishment or development project. This property has immense potential to extend dramatically to be able to create a dream home stpp. One of the standout features of this bungalow is the large family garden, which offers ample outdoor space for children to play, gardening enthusiasts to flourish, or simply for enjoying the fresh air. The potential to extend the property, subject to planning permission, adds to its appeal, allowing you to tailor the home to your specific needs and desires. Situated in a prime location, this property is chain-free, making it an attractive option for buyers looking to move swiftly. St. Albans is renowned for its vibrant community, excellent schools, and convenient transport links, ensuring that you are well-connected to both local amenities and the wider region. This bungalow is not just a home; it is a canvas for your vision. With its promising potential and enviable location, it is an opportunity not to be missed. Whether you are a first-time buyer, a growing family, or an investor, this property invites you to explore its possibilities and make it your own.



Ground Floor
Main area: approx. 889.1 sq. feet
Plus garage: approx. 138.5 sq. feet

Main area: Approx. 82.6 sq. metres (889.1 sq. feet)
Plus garage, approx. 12.9 sq. metres (138.5 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



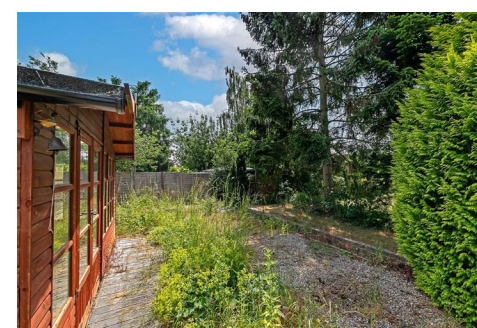
Why Cassidy & Tate

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

- Prime Location
- Full Refurbish Project
- Chain Free
- Semi Detached
- Garage & Parking
- Potential To Extend STPP
- Large Family Garden
- Semi Rural Location

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



