

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

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ANTONINE GATE  
ST. ALBANS  
AL3 4JA

Price Guide £860,000

EPC Rating: C Council Tax Band: F



# All The Ingredients Needed For A Fabulous Lifestyle

Nestled in the tranquil cul-de-sac of Antonine Gate, this charming link-detached family home offers a perfect blend of comfort and modern living in the highly sought-after Verulam estate of St. Albans. This property spans an impressive 1,556.8 square feet and boasts a well-thought-out layout that is ideal for family life.

Upon entering, you are greeted by a welcoming hallway that leads to a convenient cloakroom. The heart of the home is undoubtedly the fully integrated kitchen, featuring elegant marble worktops that add a touch of sophistication. The property benefits from three separate reception rooms, each designed to provide ample space for relaxation and entertainment. The lounge and dining rooms are particularly noteworthy, as they feature bifold doors that seamlessly open onto an extensive patio, creating a wonderful indoor-outdoor flow perfect for gatherings.

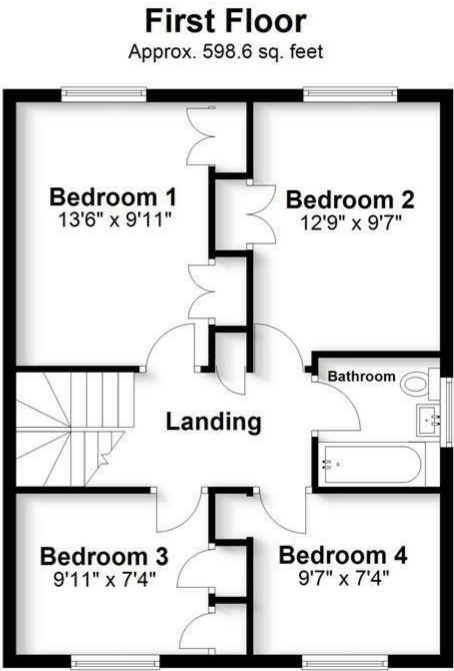
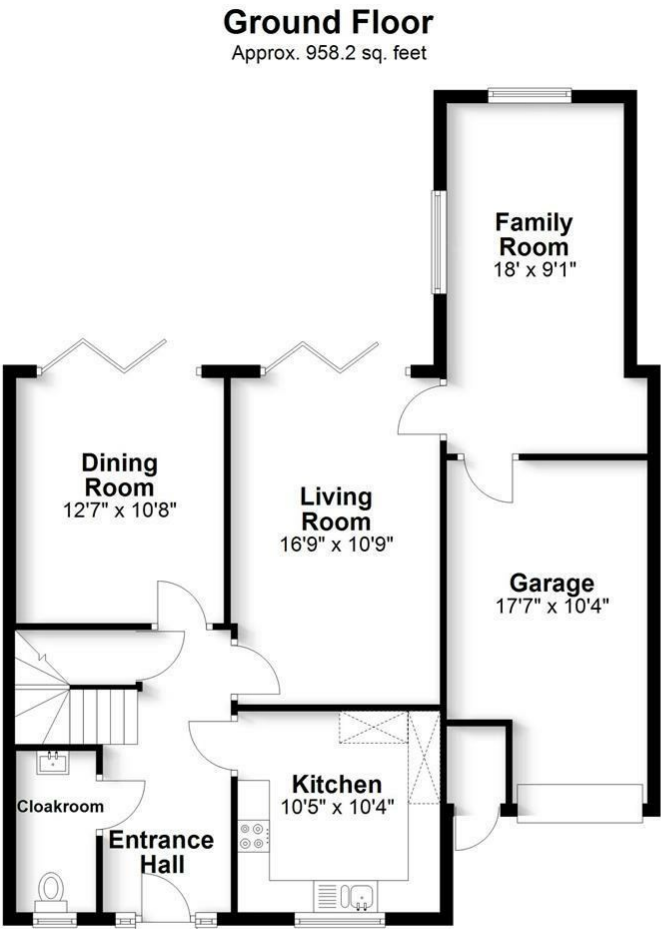
The first floor comprises four generously sized bedrooms, providing plenty of room for family members or guests. The stylish bathroom is designed with modern fixtures, ensuring a comfortable and pleasant experience.

Outside, the property boasts a private and secluded rear garden, offering a peaceful retreat from the hustle and bustle of daily life. Additionally, there is a parking garage, providing convenient off-street parking.

Located on the south side of St. Albans, this home is within easy reach of desirable local schools and amenities, including a nearby Waitrose store. The beautiful Verulamium Park is also close by, perfect for leisurely strolls or family outings.

This delightful property presents an excellent opportunity for those seeking a spacious family home in a prime location.

Agents Note: This property is owned by a family member of an employee for Cassidy and Tate.

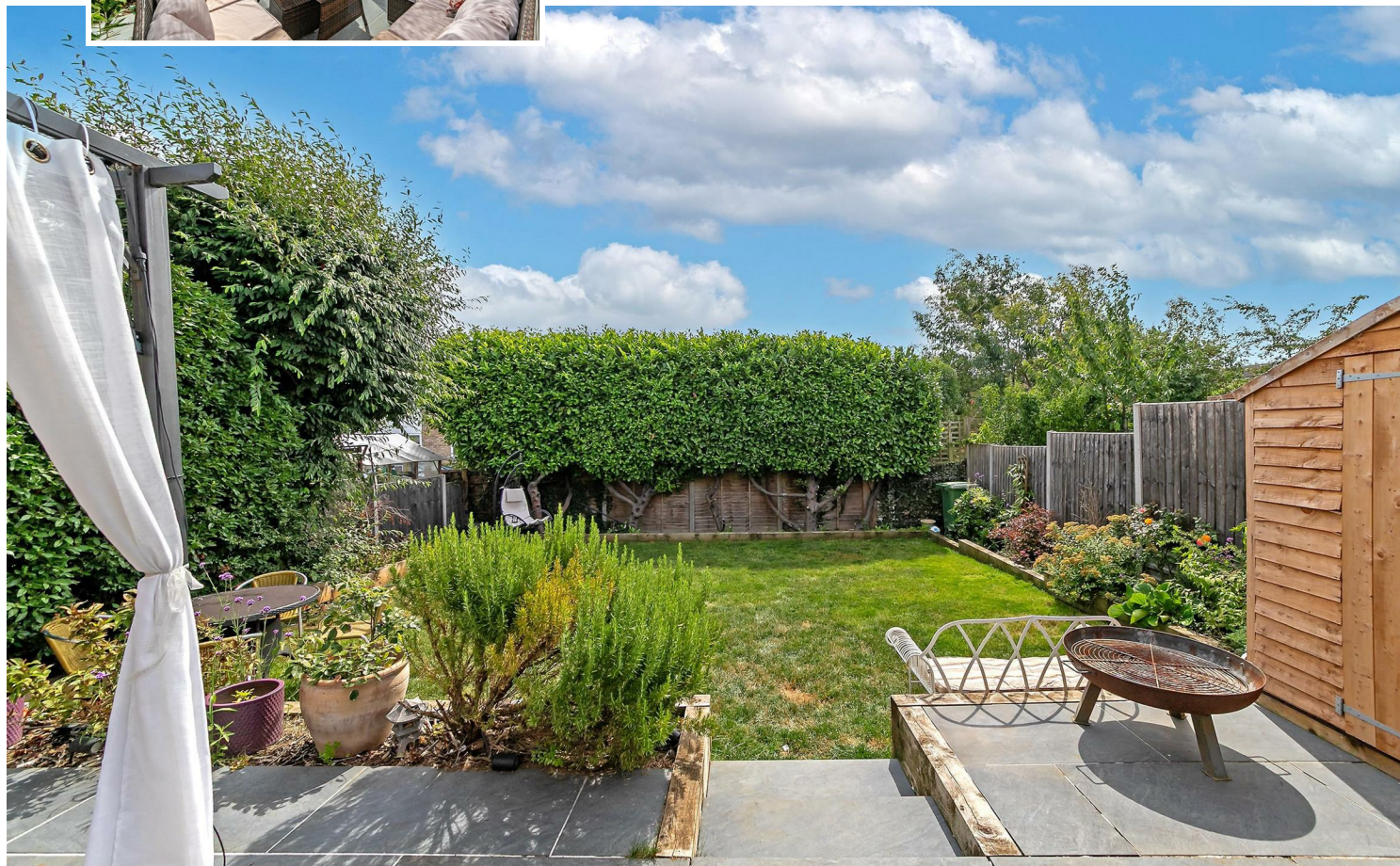


Total area: approx. 1556.8 sq. feet  
Produced for Cassidy & Tate Estate Agents. For guidance purposes, not to scale.

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



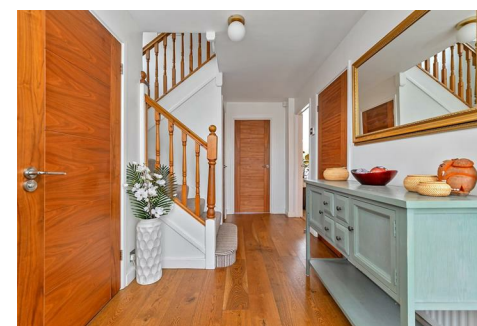
## Why Cassidy & Tate

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*

- Link Detached Family Home
- Integrated Kitchen
- Modern Bathroom Suite
- Private Rear Garden
- Four Bedrooms
- Three Reception Rooms
- Parking & Garage
- Sought After Location

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (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 |         |           |
| EU Directive 2002/91/EC                     | 69      | 79        |
| England & Wales                             |         |           |



