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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

ST. JULIANS ROAD  
ST. ALBANS  
AL1 2AZ

Guide Price £700,000

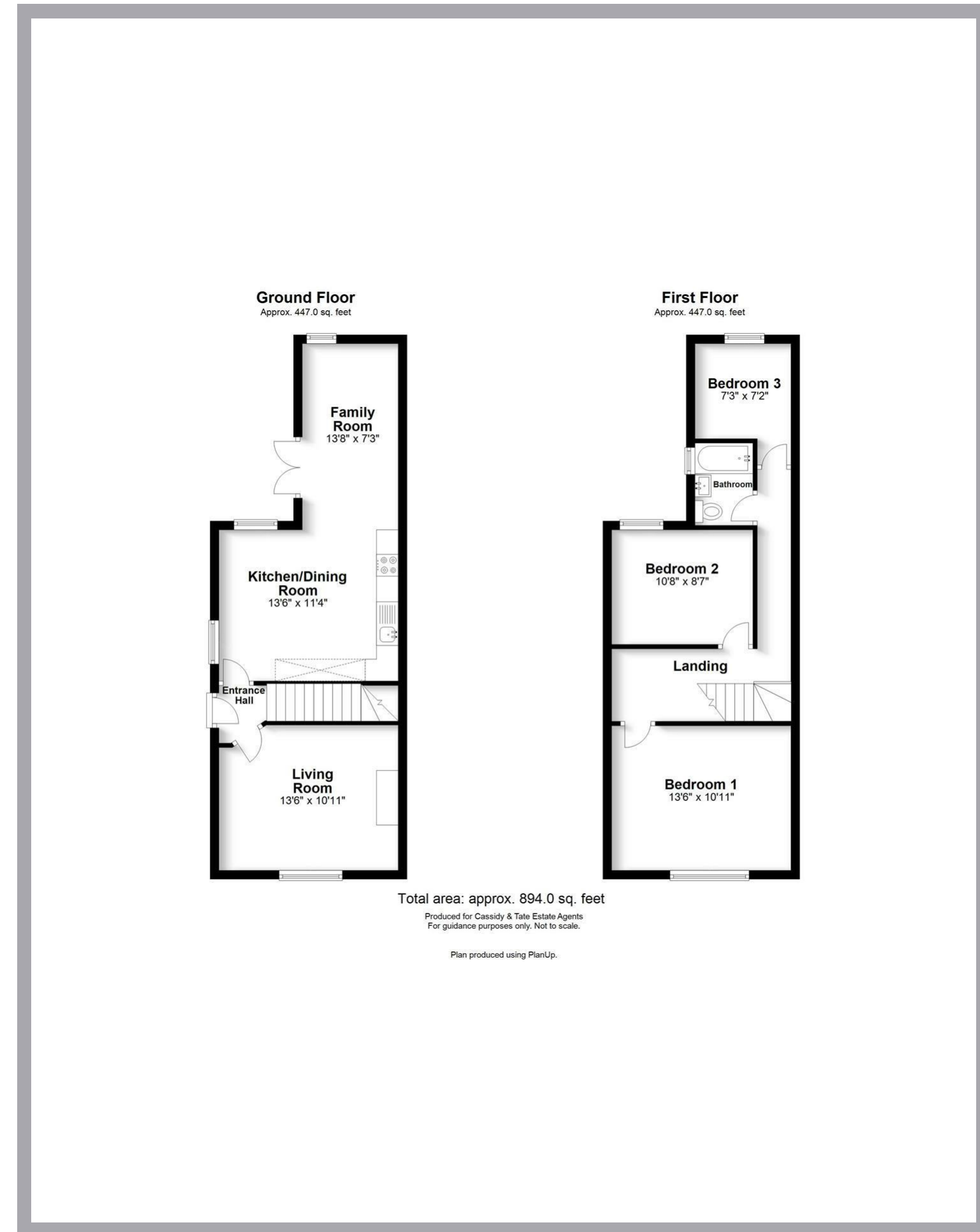
EPC Rating: E Council Tax Band:





# All The Ingredients Needed For A Fabulous Lifestyle

Situated in a popular and quiet cul-de-sac within the catchment of some of St Albans most desirable schools, this three bedroom detached property has been greatly improved by the current owners, and offers beautifully presented living accommodation with the added benefit of no upper chain. Once inside you will be aware of a modern ambience complimented by character features as you walk through. The property briefly comprises of an entrance hall, open modern fitted kitchen/dining/family room, separate living room to the front of the property, three bedrooms and a family bathroom. Patio doors from the family living area open to a lovely decked patio which in turn leads to a low maintenance and private enclosed rear garden. St Julians Road is located off Prospect Road, a favoured location because of its close proximity to the Abbey Station line to Watford Junction and near to the mainline railway station linking St. Albans to London, St Pancras in 22 minutes. The property is also perfectly placed for Westminster Lodge leisure centre, the beautiful open spaces of Verulamium Park, St Albans cathedral and the excellent shopping and leisure facilities of the city centre itself.





# 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

- Chain Free
- Large Garden
- Renovated
- Close To City Station
- Detached House
- On Road Parking
- Three Bedrooms
- Walking Distance To City Centre

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	44	44
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	