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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

TOWNSEND DRIVE
ST. ALBANS
AL3 5RF

Price Guide £1,750,000

EPC Rating: E Council Tax Band: G

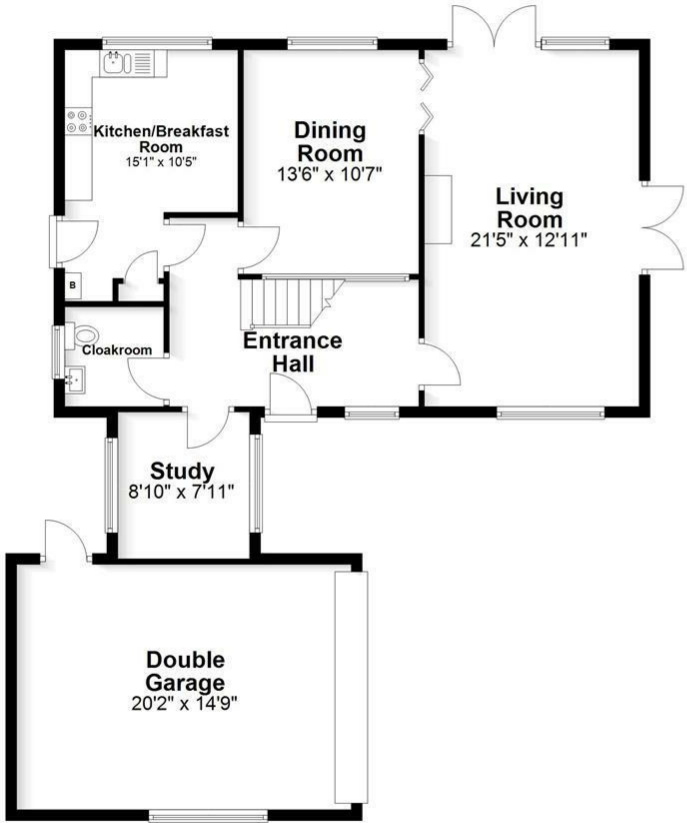


All The Ingredients Needed For A Fabulous Lifestyle

Nestled on Townsend Drive in the charming city of St. Albans, this architect-designed house presents a unique opportunity for those seeking a property with immense potential. Set within a large, mature plot, the home is situated in a tranquil yet convenient location, just a short fifteen to twenty-minute stroll from the vibrant heart of central St. Albans. The accommodation is thoughtfully laid out, featuring a welcoming hallway, a cloakroom, a spacious sitting room, a dining room and kitchen breakfast room. The property boasts four generously sized bedrooms, perfect for families, along with a family bathroom. Outside, the grounds are a true highlight, offering a beautiful and private setting that is ideal for relaxation and entertaining with an outdoor swimming pool (not currently used) making it a perfect spot for summer gatherings. Ample parking is available, leading to a double garage, ensuring convenience for residents and guests alike. This property is offered with no onward chain, allowing for a smooth transition for prospective buyers. With its desirable location near excellent primary schools and the potential for further development, subject to planning permission, this home is a rare find in the St. Albans market. Whether you are looking to create your dream family home or invest in a property with significant scope, this house on Townsend Drive is not to be missed.



Ground Floor
Approx. 1115.4 sq. feet



First Floor
Approx. 743.1 sq. feet



Total area: approx. 1858.5 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

- Architect Designed Home
- Potential To Extend stpp
- Four Bedroom Detached
- Three Reception Rooms
- Double Garage
- Parking For Several Cars
- Large Mature Plot
- Chain Free

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



