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Cassidy & Tate
Your Local Experts

Award Winning Agency

NEW ENGLAND STREET

ST ALBANS

AL3 4QG

Guide Price £825,000

EPC Rating: D Council Tax Band: D

All The Ingredients Needed For A Fabulous Lifestyle

Nestled on the picturesque New England Street in St Albans, this charming period terraced house offers a delightful blend of traditional character and modern living. With two inviting reception rooms, this home provides ample space for relaxation and entertaining. The property boasts three bedrooms and a stylish bathroom, making it ideal for couples or small families. The current owners have thoughtfully extended the house, creating a contemporary open layout that enhances the flow of natural light throughout the space. The kitchen features underfloor heating, ensuring a warm and inviting atmosphere, and is complemented by bi-folding doors that seamlessly connect the indoor space to the garden, perfect for enjoying the outdoors during warmer months. Externally, the property is beautifully presented, adorned with charming blue shutters that add to its appeal. In spring, the wisteria blooms, creating a picturesque setting that is sure to impress. The location is particularly advantageous, being in close proximity to the popular Brickie Playground and the vibrant city centre, where a variety of shops, cafes, and amenities await. This home is not just a property; it is a lifestyle choice, offering both comfort and convenience in one of St Albans' most sought-after areas.

Total area: approx. 933.4 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.

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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.

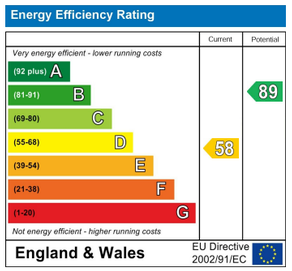
We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or 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

- Beautiful Period Cottage
- Three Bedrooms
- Extended & Renovated
- Underfloor Heating
- Character Features
- Open-Plan Kitchen
- Central Location
- Close To City Centre



The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

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