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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

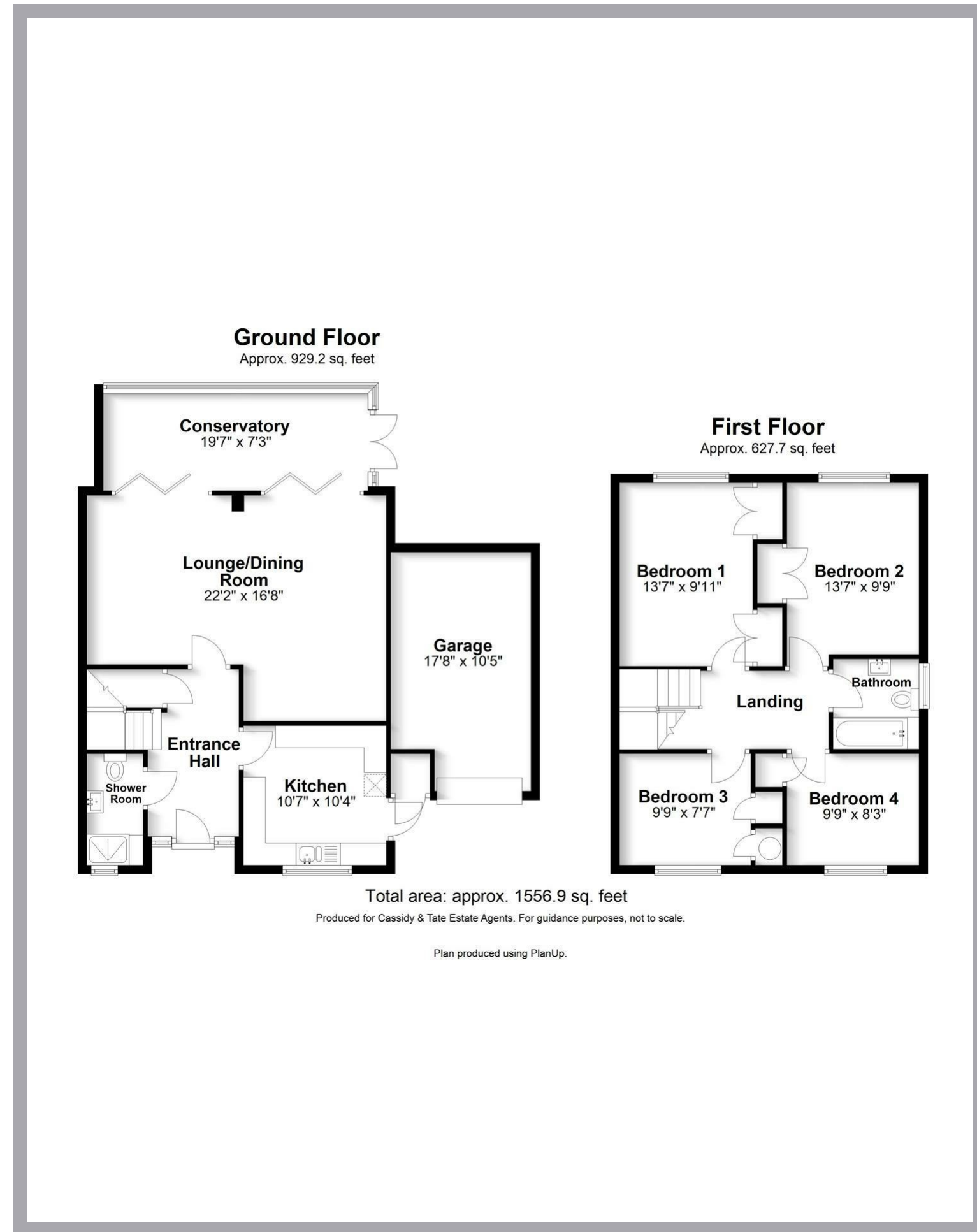
CORINIUM GATE
ST ALBANS
AL3 4HY

Price Guide £825,000



All The Ingredients Needed For A Fabulous Lifestyle

Ideally positioned in a quiet cul-de-sac location, situated close to the city centre, near to highly regarded schools and transport links, is this four bedroom, spacious family home. An extended property which offers generous proportioned living accommodation arranged on two levels. The ground floor layout affords a particularly well thought out design with living spaces that are comfortable and functional. Accommodation comprises of an entrance hall, cloakroom, fitted kitchen, a 25ft living/dining room with a conservatory and patio doors leading to the rear garden. Upstairs are four bedrooms and a family bathroom. The rear south-west facing garden offers a good degree of privacy with patio area leading to the lawn, surrounded by floral bed borders. There is a timber garden shed and outside lighting. A driveway to the front of the property provides off road parking which in turn leads to the garage. There is potential subject to obtaining the relevant planning consents to extend. Corinium Gate is situated within walking distance to the lovely open spaces and the historic sites of Verulamium Park. St. Albans city centre with its extensive shopping and leisure facilities and the mainline railway station are within easy reach. EPC rating 'D'.



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

- Detached Family Home
- Spacious Lounge/Dining Room
- South West Facing Garden
- Cul De Sac Location
- Four Bedrooms
- Full Width Conservatory Room
- Close to Schools & Park
- Council Tax Band 'F'

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	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
67	82
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
1	1
EU Directive 2002/91/EC	
England & Wales	

