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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency

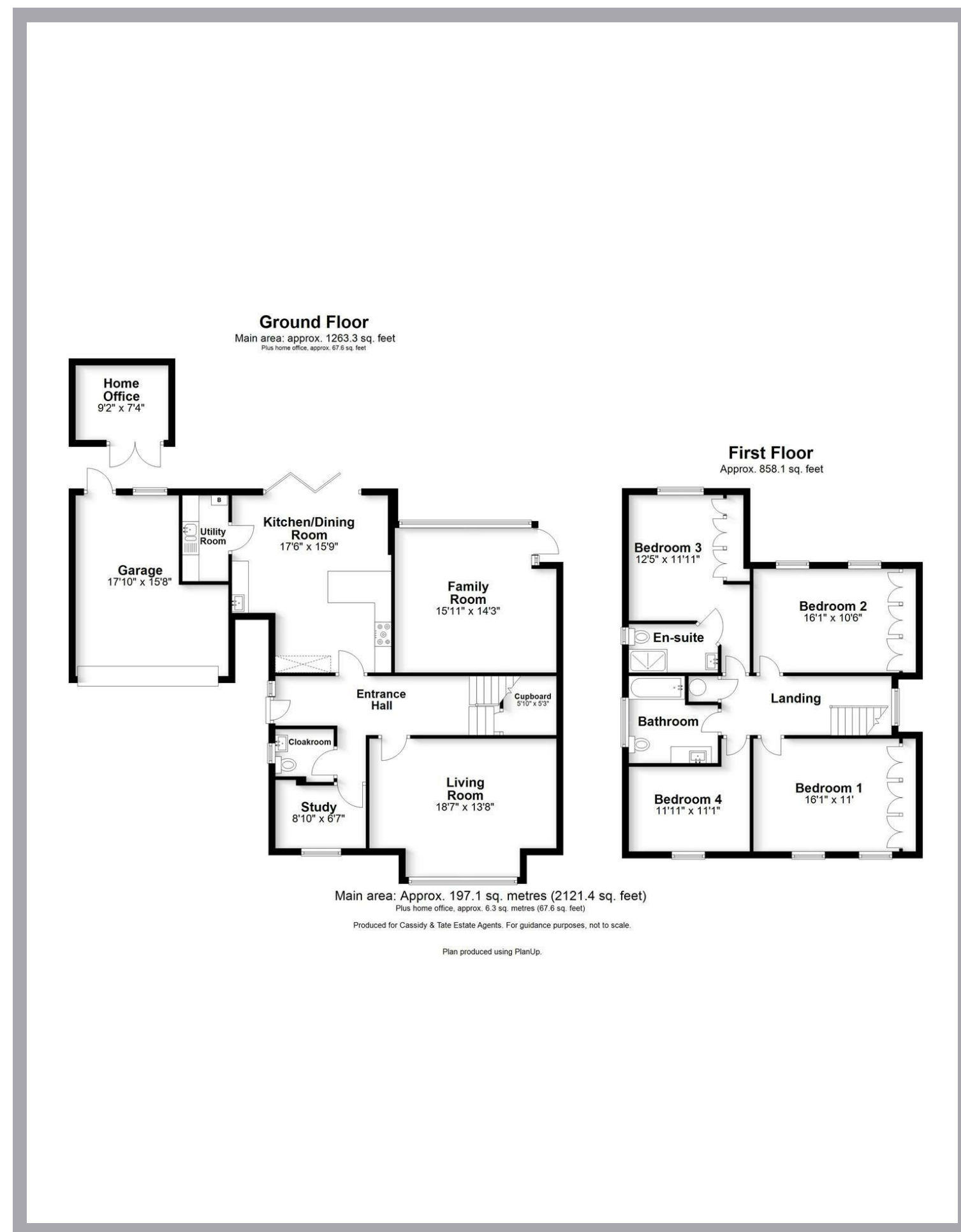


[www.cassidyandtate.co.uk](http://www.cassidyandtate.co.uk)

MAY CLOSE  
ST. ALBANS  
AL3 5RG

Price Guide £1,600,000

EPC Rating: C Council Tax Band: G



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.





## All The Ingredients Needed For A Fabulous Lifestyle

A contemporary and stylish four bedroom home conveniently situated in a prime and private location just a short walk to the city centre and within walking distance to the mainline station. The property is nestled within a peaceful and exclusive cul-de-sac setting in the highly sought after exclusive Townsend Drive area. The current owners have sympathetically enhanced the property introducing impeccable high quality finishes throughout including a fabulous bespoke retro style kitchen which is complemented beautifully by composite work top surfaces, upstands and sills. The home is as practical as it is beautifully presented, starting from the welcoming entrance hall to include an under- stairs cupboard offering excellent storage capacity leading into the well proportioned living areas. The accommodation on the ground floor consists of a superb open plan kitchen/dining room with underfloor heating, perfect for playing host or for family gatherings, a separate living room, family room, study, downstairs cloakroom and a useful utility cupboard. Upstairs there are four double bedrooms with en suite shower facilities and a luxury family bathroom. Bi-folding doors from the kitchen/dining room open out to a beautifully screened and elevated redesigned rear garden with a useful garden office and expansive decking area. To the front there is a generous driveway providing ample off road parking. Extra features include a part converted double garage and a covered side passage with courtesy door into the garage. The Townsend Drive area is a 'private enclave', positioned just to the north of the city centre and is also in the catchment of excellent schools, particularly St Albans Girls School with Garden Fields Junior Mixed and Infant School.



# 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

- Comtemporary Design
- Stylish Accommodation
- Garage With Parking
- Beautiful Private Garden
- Four Double Bedrooms
- Exclusive Cental Location
- Stunning Kitchen/Diner
- Three Reception Rooms

