St Albans Office
10 High Street, St Albans
Herts AL3 4EL
01727 228428
stalbans@cassidyandtate.co.uk

Marshalswick Office
59 The Quadrant, St Albans,
Herts AL4 9RD
01727 832383
marshalswick@cassidyandtate.co.uk

Wheathampstead Office
39 High Street, Wheathampstead,
Herts AL4 8BB
01582 831200
wheathampstead@cassidyandtate.co.uk

Cassidy & Tate
Your Local Experts

Award Winning Agency

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HART ROAD

ST. ALBANS

AL1 1NF

Guide Price £1,150,000

EPC Rating: D Council Tax Band: F

All The Ingredients Needed For A Fabulous Lifestyle

Nestled in the heart of St. Albans on Hart Road, this charming semi-detached house presents an exceptional opportunity for families and professionals alike. The home is situated just a short stroll to the city centre, Abbey station and Thameslink station, Westminster Lodge, and Verulamium Park with its scenic lakes and open green spaces, all while residing in a peaceful neighbourhood. The property boasts two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The well-appointed kitchen flows seamlessly into the dining area, creating a warm and inviting atmosphere. Further benefits include a utility room and convenient downstairs cloakroom. With four generously sized bedrooms, there is ample space for everyone, and the primary bedroom features a convenient en-suite bathroom with underfloor heating, adding a touch of luxury to your daily routine. The house also includes a second bathroom, ensuring that morning rush hours are a breeze for the whole family. Step outside to discover a delightful south-facing garden, ideal for soaking up the sun during the warmer months or hosting summer barbecues. The garden offers a tranquil retreat, perfect for relaxation. For added convenience, the property includes off-street parking for one car, a valuable feature in this bustling city centre location. Furthermore, being chain free means a smoother transition into your new home, allowing you to settle in without unnecessary delays. This delightful house on Hart Road is a rare find, combining comfort, space, and a prime location. Do not miss the chance to make this wonderful property your new home.

Total area: approx. 1448.9 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

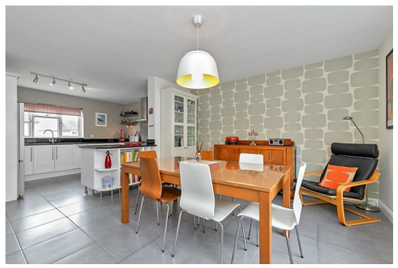
Why Cassidy & Tate

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.

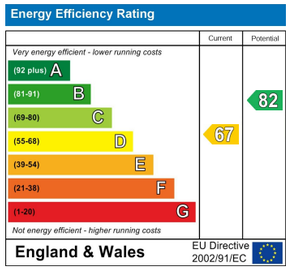
Your Local Property Experts

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

- Chain Free
- En-Suite
- City Centre Location
- Private Garden
- Four Bedrooms
- Off-Street Parking
- School Catchment Area
- Close To City Station



The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

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