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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



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

SAMIAN GATE  
ST. ALBANS  
AL3 4JW

Offers In Excess Of £800,000

EPC Rating: D    Council Tax Band: F



# All The Ingredients Needed For A Fabulous Lifestyle

Located on the desirable Samian Gate in St. Albans, this charming home presents an excellent opportunity for families and individuals alike. Set on a wider-than-average plot, the property offers superb space and flexibility, with exciting potential for extension (subject to planning permission). Inside, two generous reception rooms offer ample space for both relaxation and entertaining. The four well-proportioned bedrooms provide comfortable accommodation, and the home also features a downstairs toilet for everyday convenience. While the property is perfectly functional, it requires some modernisation, giving buyers the ideal opportunity to update and personalise the interiors to their own taste. A further highlight is the large, double-length garage, providing secure parking, generous storage, or scope for future conversion. The location is exceptional. A Waitrose supermarket is just moments away, ensuring day-to-day shopping is effortless. Beautiful open fields sit close by, ideal for dog walking and enjoying peaceful outdoor time, while the stunning Verulamium Park is within easy reach for leisurely strolls, picnics, and recreation. Offered chain-free, this home provides a smooth and straightforward purchase process. With its generous plot, appealing layout, and excellent potential, it's ready to be transformed into a wonderful family residence in one of St. Albans' most sought-after settings.



Total area: approx. 1516.5 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

- Chain Free
- Four Bedrooms
- Corner Plot
- Large Driveway
- Scope To Extend STPP
- Double Length Garage
- School Catchment Area
- Downstairs Cloakroom

| 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 |         |           |
| EU Directive 2002/91/EC                     | 57      | 76        |
| England & Wales                             |         |           |



