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Cassidy
&Tate
Your Local Experts



Award Winning Agency

www.cassidyandtate.co.uk



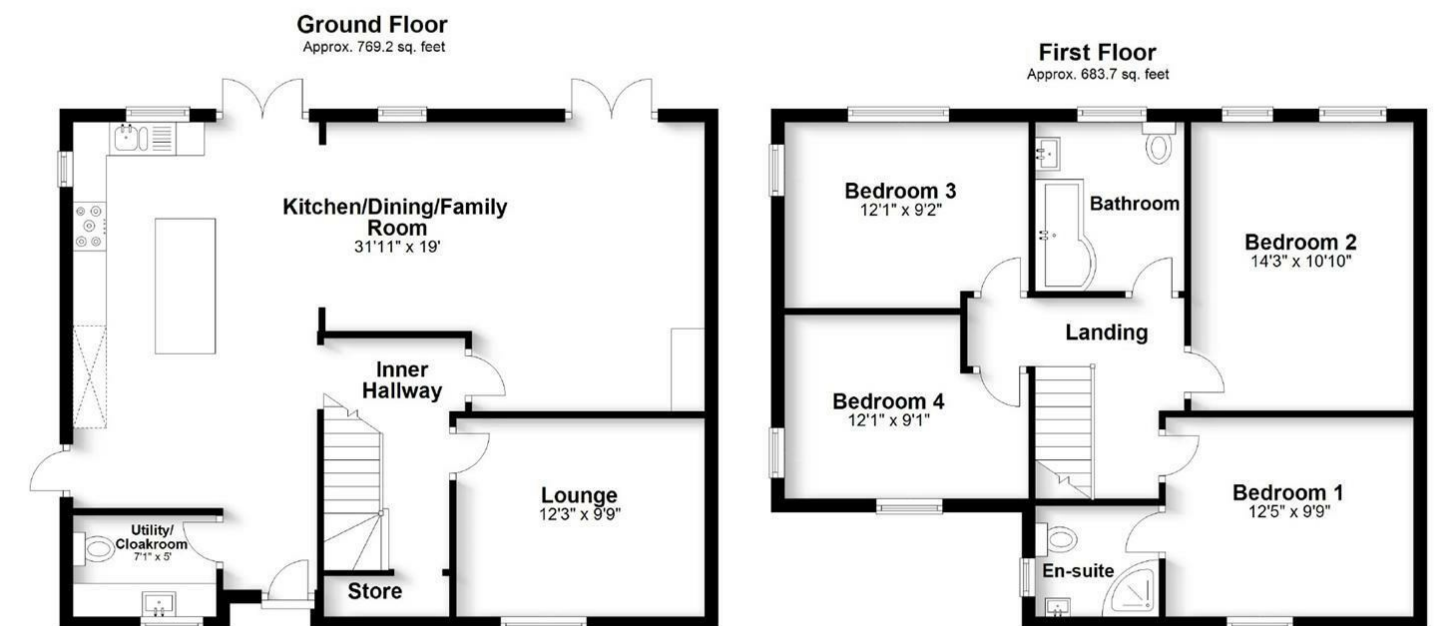
TOWNSEND DRIVE
ST ALBANS
AL3 5RN

Offers In Excess Of £800,000



All The Ingredients Needed For A Fabulous Lifestyle

A substantial four bedroom semi-detached property that has been extended and fully refurbished throughout, providing a spacious, beautifully presented and comfortable family home. A superb open plan kitchen/dining/family room is the hub of the home, the perfect setting for the family to be together or for playing host whilst entertaining. The kitchen/breakfast area is fitted with sleek white gloss cabinetry complemented beautifully by solid wood work top surfaces and an island/breakfast bar. Tiled floors are warmed by under floor heating which flows into the dining and family areas. A separate lounge allows for private living. Further features downstairs include a utility / cloakroom and an inner lobby with store. Upstairs are four double bedrooms, an en-suite to the main bedroom and a family bathroom. Outside to the rear is a low maintenance and private enclosed rear garden whilst to the front is a large driveway providing off road parking for several vehicles. Townsend Drive enjoys an enviable setting with Batchwood Golf Course and Park close by and is conveniently located within the catchment for highly acclaimed local schools to include Garden Fields and St Albans girls school. St. Albans city centre remains a short distance away.



Total area: approx. 1452.9 sq. feet

Produced for Cassidy & Tate Estate Agents
For guidance purposes only. 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



Cassidy&Tate



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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



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Specialists in Bespoke Properties

- Extended & Refurbished Semi
- Open Plan Living Area
- Main Bedroom En Suite
- Ideal for StAlbans Girls School
- Fully Integrated Kitchen
- Separate Sitting Room
- Three Further Bedrooms
- Ample Parking Private Gardens

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	1	1
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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	1	1
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

