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

Knightsbridge Office
45 Pont Street, Knightsbridge
London SW1X 0BD
020 7629 9966
26@theknightsbridgeoffice.co.uk

Cassidy & Tate
Your Local Experts

Award Winning Agency

THE ALMONDS

ST ALBANS

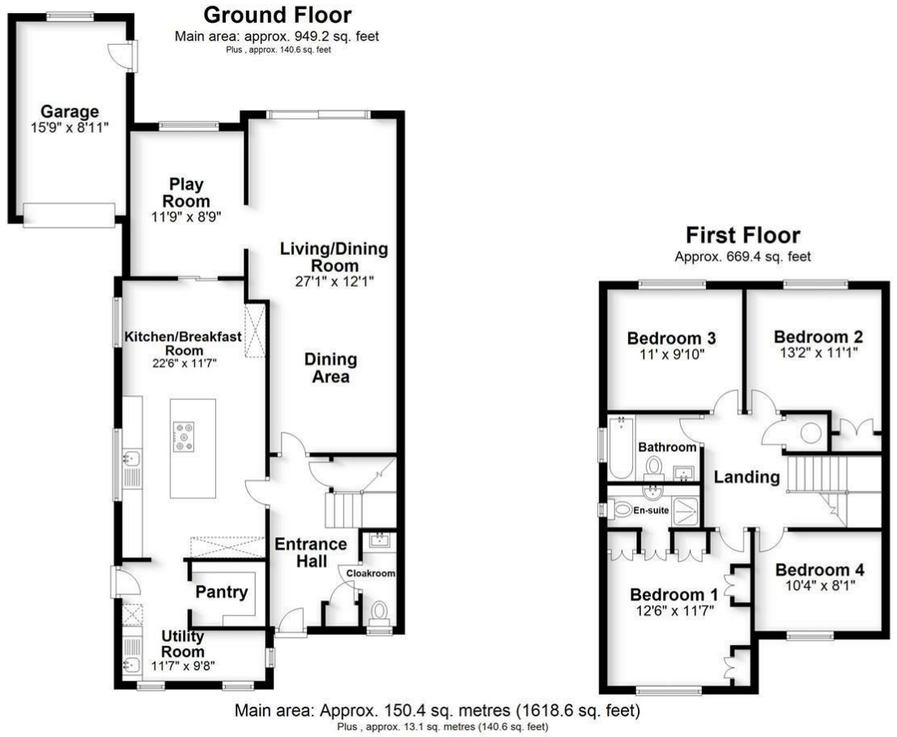
AL1 1UZ

www.cassidyandtate.co.uk

Guide Price £900,000

All The Ingredients Needed For A Fabulous Lifestyle

This beautifully presented and re-modelled detached four bedroom family home, is just one of four other similar properties, nestled in the corner of a peaceful cul de sac with no through traffic. The current owners have extended this original good sized modern home to substantially enhance the original dwelling and it now has a simply stunning hand made kitchen/breakfast room complemented by an equally stunning vaulted living room with views over the garden and the backdrop of Birklands Wood. On the first floor are 4 good size bedrooms, an en-suite and family bathroom. Outside, the property has a front garden, driveway for several cars, garage and secluded rear garden backing onto Birklands wood and orchard. The Almonds is situated to the east of St. Albans city centre and offers easy access to the M1 & M25 motorways. St Albans mainline station with fast links direct to KIngs Cross St Pancras is but a short 1.5m journey away.



Main area: Approx. 150.4 sq. metres (1618.6 sq. feet)

Plus , approx. 13.1 sq. metres (140.6 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.

www.cassidyandtate.co.uk

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.

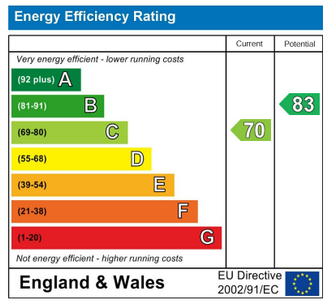
We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or refurbished property, or require a site valuation and marketing advice we can help.

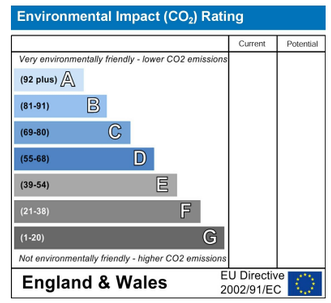
Your Local Property Experts

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 Modern Home
- Cul de Sac
- Stunning Handmade Kitchen
- En-suite & Bathroom
- Four Bedrooms
- Beautiful Woodland Backdrop
- Vaulted Living Room
- Garage





www.cassidyandtate.co.uk

www.cassidyandtate.co.uk