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**Cassidy  
& Tate**  
Your Local Experts



Award Winning Agency



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

**TASSELL HALL  
ST. ALBANS  
AL3 7JE**

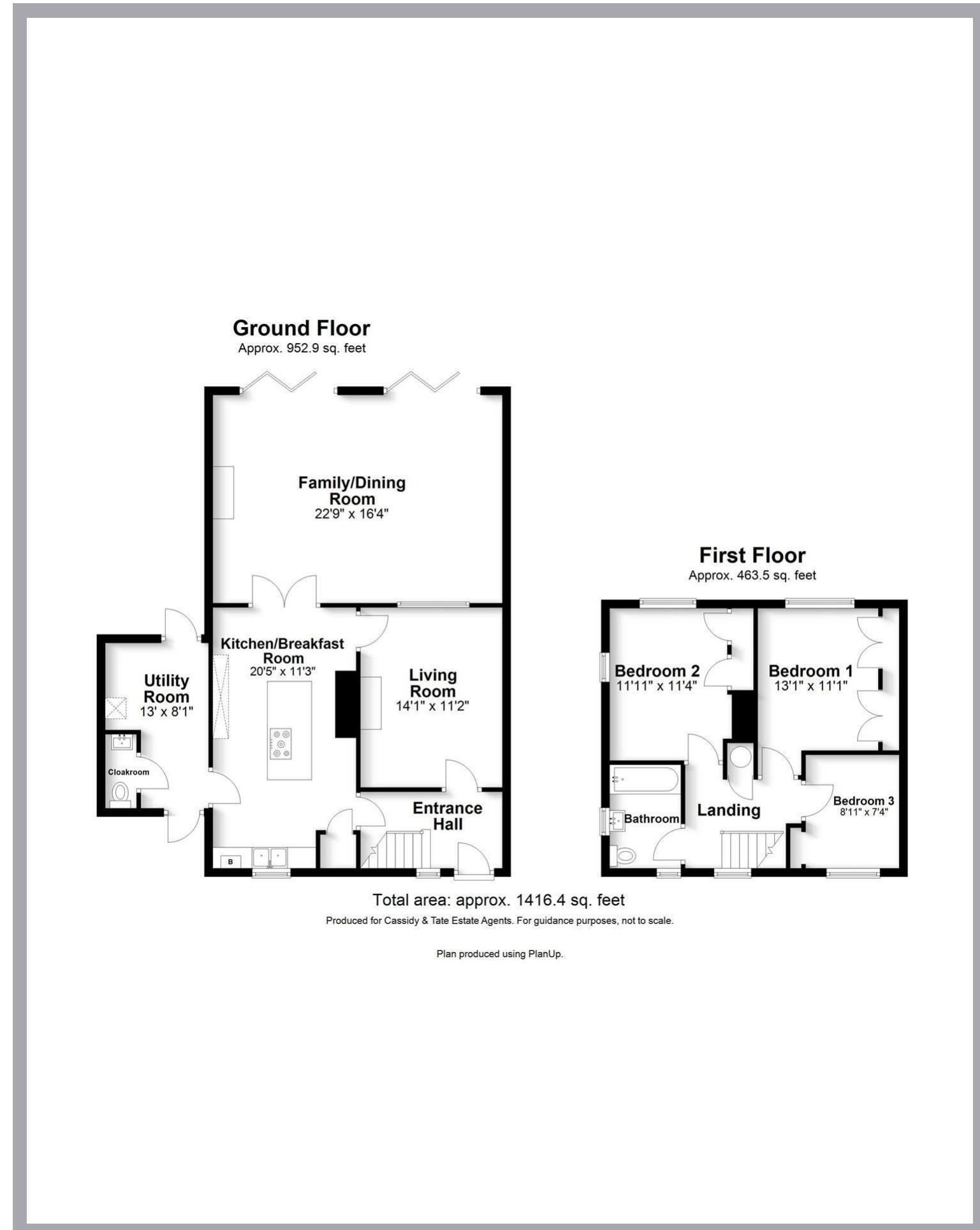
Price Guide £565,000

EPC Rating: D Council Tax Band: E



## All The Ingredients Needed For A Fabulous Lifestyle

Set in the heart of the picturesque village of Redbourn, St Albans, this charming end-terrace home beautifully pairs modern comfort with classic character. Built in the 1950s and offering an impressive 1,416 sq ft of living space, it's an ideal choice for families seeking room to grow in a welcoming community. Inside, the property opens into a bright and inviting reception room—perfect for relaxing evenings or hosting guests. A generous ground-floor extension further enhances the living space, creating a versatile area ideal for family life. The modern kitchen-breakfast room is a standout feature, designed for everyday convenience while maintaining a warm, homely feel. Upstairs, three well-proportioned bedrooms provide excellent comfort and flexibility, complemented by a centrally located family bathroom. Outside, the private driveway offers parking for two cars—an invaluable asset in this popular village setting. Families will particularly appreciate the proximity to well-regarded local schools, while Redbourn itself is renowned for its strong community spirit, attractive surroundings, and easy access to St Albans and nearby transport links. Combining generous space, modern amenities, and village charm, this property presents a fantastic opportunity for those looking to settle in a sought-after Hertfordshire location. Whether buying or renting, this delightful home is sure to impress.



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

- Three Bedroom House
- End Of Terrace
- Ground Floor Extension
- Kitchen/Breakfast Room
- Off Street Parking
- Low Maintenance Garden
- Large Living/Dining Room
- Village Location

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



