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Cassidy
& Tate
Your Local Experts



Award Winning Agency

ALLANDALE
ST. ALBANS
AL3 4NG



All The Ingredients Needed For A Fabulous Lifestyle

A fine four bedroom detached family home located in the ever popular St Stephens' location to the south of the City centre. The property offers scope to extend to the side and rear S.T.P. and the current ground floor accommodation consists of two reception rooms, cloakroom and a modern kitchen. On the first floor, there are four bedrooms and recently refitted shower room. Externally, there is a well tended rear garden with access to a single garage and off road parking. Allandale is a quiet cul de sac close to the beautiful open spaces of Verulamium park and lakes and within the catchment of highly regarded private and state schools and close to the popular Waitrose' supermarket.



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

- Four Bedroom Family Home
- Quiet Cul De Sac
- Two Reception Rooms
- Close To Popular Schools
- Popular St Stephens' Location
- Scope To Extend S.T.P.
- Near Waitrose
- No Upper Chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales 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		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

