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Cassidy
& Tate
Your Local Experts



Award Winning Agency

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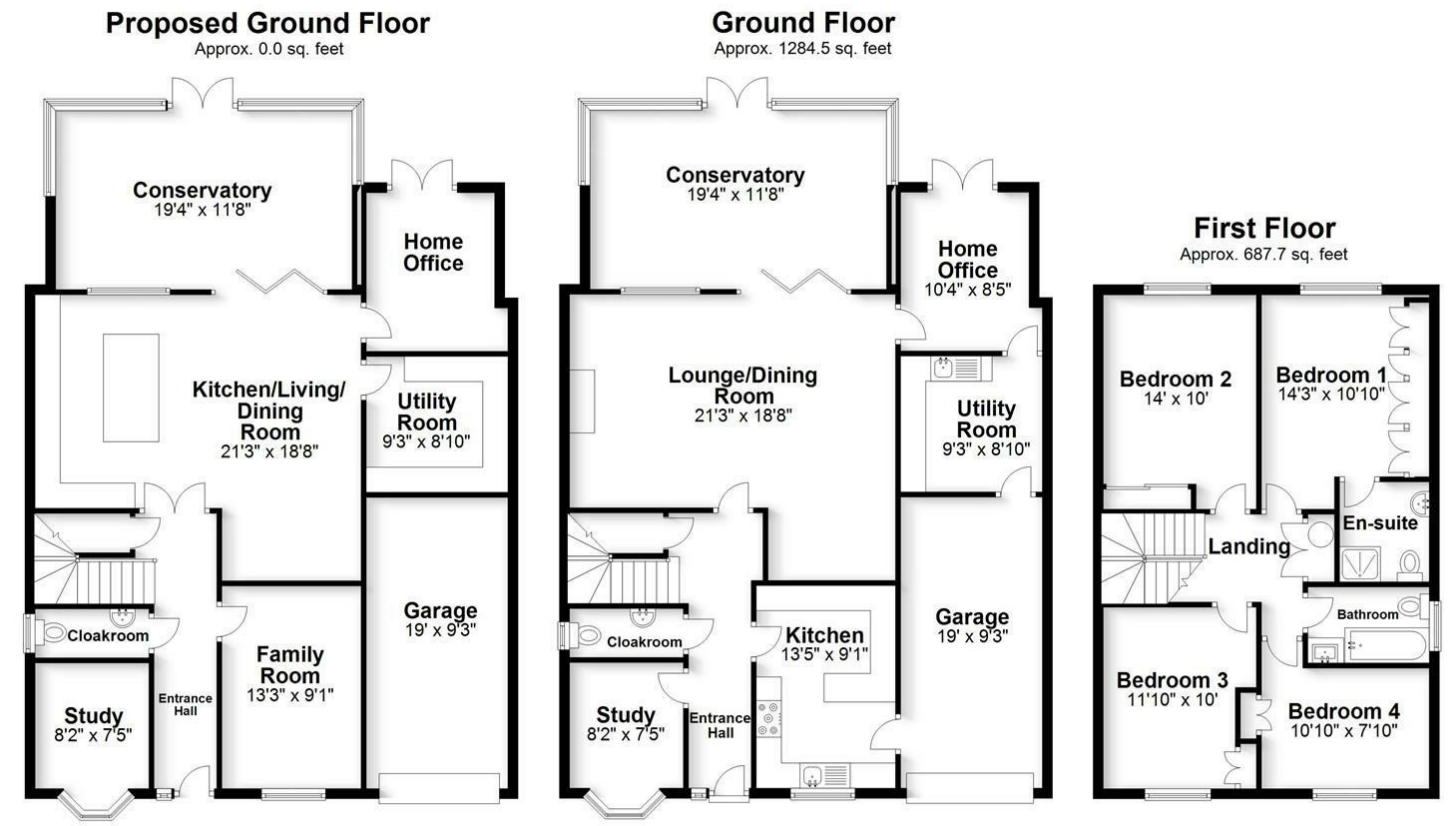
ST. ALBANS

AL3 4NH



All The Ingredients Needed For A Fabulous Lifestyle

A very well presented four double bedroom link-detached family home offering flexible and airy accommodation set in a desirable cul-de sac location, in the heart of the St. Stephens area of St. Albans. The ground floor has an entrance hall, cloakroom, study and utility room together with a fitted kitchen, a large living/dining room, a conservatory and a home office. Upstairs are the four bedrooms with an en-suite and a family bathroom. Outside is a private and enclosed landscaped rear garden and to the front a driveway provides off road parking together with a garage. The location is ideal for local schools such as Prae Wood and Killigrew. There are local shops just round the corner on Abbey Avenue and a Waitrose supermarket nearby. The property is within easy access of the M25 and M1 motorways and the city centre of St. Albans. Verulamium park and the lakes are just a short walk away.



Total area: approx. 1972.2 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



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 Home
- Four Double Bedrooms
- Garage
- Near Great Schools
- Cul De Sac Location
- Huge Rear Garden
- Field Views
- Easy Motorway Access

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		
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		

