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**Cassidy  
& Tate**  
Your Local Experts



Award Winning Agency



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

**GOLDSMITH WAY  
ST. ALBANS  
AL3 5LG**

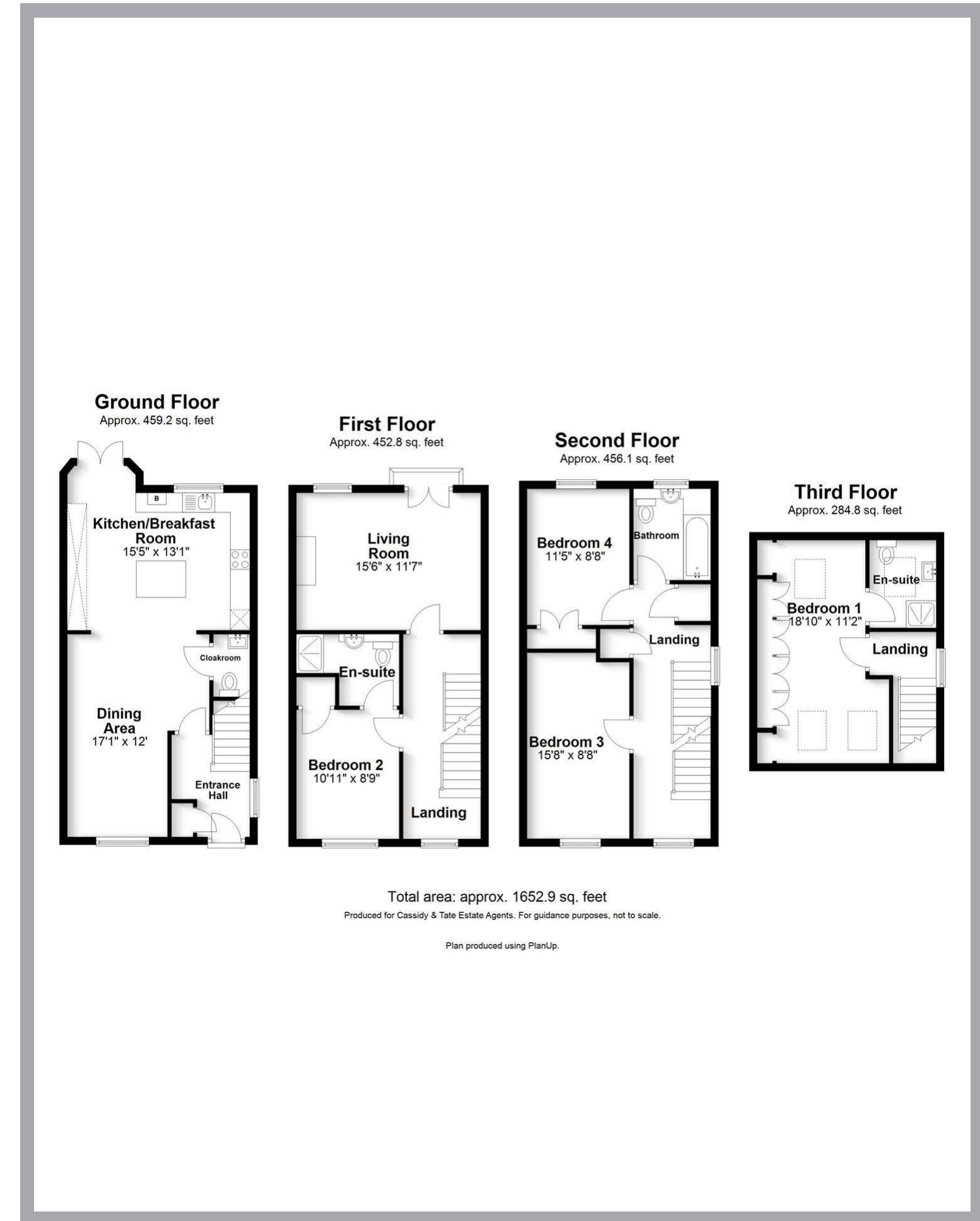
Asking Price £975,000

EPC Rating: F Council Tax Band: F



# All The Ingredients Needed For A Fabulous Lifestyle

Nestled in the popular development of Goldsmith Way, this redesigned and extended four bedroom home offers a perfect blend of modern living and convenience. This lovely house offers generous and versatile accommodation on four levels with a particular feature being the recently fitted kitchen incorporating a diner/family area. On the first floor, there is a living room with Juliet balcony and a guest bedroom with ensuite facilities, currently used as an office by the present owner. On the second floor, there are two double bedrooms with family bathroom and the loft has recently been skilfully converted to provide a stunning main bedroom with en suite facilities. Outside the rear garden is ideal for entertaining whilst there is ample parking to the front with off road parking for two cars and an additional spaces for guests. Situated within walking distance to the vibrant city centre of St. Albans, residents can enjoy easy access to a variety of shops, restaurants, and local amenities. There is also a play area on the development and within close proximity of popular JMI schools.



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*

- Four Bedroom Home
- Popular Development
- Stunning Kitchen/Diner
- 2 En Suites
- Rear Garden
- Living Room
- Versatile Accommodation
- Ample Parking

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	



