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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

LONDON ROAD
ST. ALBANS
AL1 1HY

Price Guide £1,350,000

EPC Rating: C Council Tax Band: G



All The Ingredients Needed For A Fabulous Lifestyle

Traditionally built unique and modern family homes constructed in 2004 by Galley Homes located in a small select gated development of five unique properties. This home offers the peace of mind of being part of a gated development, super flexible living space whether growing your family, working from home, hosting friends, or accommodating a multi-generational family facilitated by the convenience of a ground floor ensuite double bedroom. This is a prestigious high-quality home built using traditional construction techniques (ensures minimal noise transfer) combined with modern materials and technology. The property has heigh ceilings, oak fire doors, plenty of storage combined with beautifully crafted bespoke cabinetry. No need to do any DIY, just bring your toothbrush and live a hassle-free life focused on your priorities. This impressive five / six-bedroom townhouse with 2,489 sq. ft of living space, offers large generous rooms, very versatile in their use something that is difficult to find. At the heart of this warm light-filled home, is a large open-plan kitchen / dining area, perfect for entertaining. This leads to a snug and conservatory that spills out onto a virtually maintenance free sun-drenched garden designed for al fresco eating / barbequing, entertaining and everyday living. Further highlights of this lovely home include a spacious 20'7 x 17'1 living room with Juliette balcony and fireplace, a cinema room, principal bedroom with ensuite, four further bedrooms and family bathroom. There is a garage and two additional parking spaces one with electric charger.



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

- Fabulous Curb Appeal
- Four Bathrooms
- Luxurious Kitchen
- Garage & Parking
- Oak Staircase
- Five Bedrooms
- Three Reception Rooms
- Low Maintenance Garden
- Versatile Accommodation
- Bespoke Fittings

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		
EU Directive 2002/91/EC	79	85
England & Wales		



