

St Albans Office  
10 High Street, St Albans  
Herts AL3 4EL  
01727 228428  
stalbans@cassidyandtate.co.uk

Marshalswick Office  
59 The Quadrant, St Albans,  
Herts AL4 9RD  
01727 832383  
marshalswick@cassidyandtate.co.uk

Wheathampstead Office  
39 High Street, Wheathampstead,  
Herts AL4 8BB  
01582 831200  
wheathampstead@cassidyandtate.co.uk

Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

WATFORD ROAD  
ST. ALBANS  
AL2 3DA

Offers In Excess Of £1,395,000

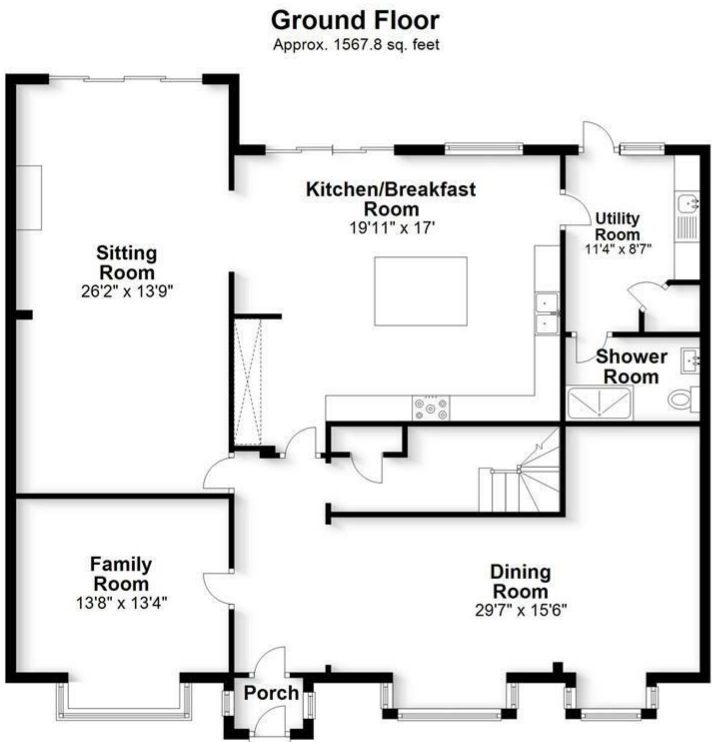
EPC Rating: D Council Tax Band: G





# All The Ingredients Needed For A Fabulous Lifestyle

Nestled on the desirable Watford Road in St. Albans, this splendid detached house offers a perfect blend of comfort and elegance. With four spacious bedrooms and four well-appointed bathrooms, this home is ideal for families seeking both space and convenience. The property boasts three inviting reception rooms, providing ample areas for relaxation and entertainment. The large rear garden is a true highlight, featuring a delightful swimming pool that promises endless summer enjoyment. Additionally, a charming garden room offers a serene space for hobbies or quiet contemplation, enhancing the overall appeal of this lovely home. Convenience is at your doorstep, as the property is situated close to local shops and schools, making daily errands and family life effortless. For those who enjoy outdoor activities, Greenwood play park is just a short walk away, providing a wonderful space for children to play and families to gather. The driveway offers ample parking, ensuring that you and your guests will never be short of space. This detached house is not just a home; it is a lifestyle choice, combining comfort, convenience, and a touch of luxury. Don't miss the opportunity to make this exceptional property your own.



**Total area: approx. 2721.2 sq. feet**  
Produced for Cassidy & Tate Estate Agents. For guidance purposes, 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

- Four Double Bedrooms
- Private Parking
- Large Rear Garden
- Outbuildings
- Two En-Suites/ Two Bathrooms
- Swimming Pool
- School Catchment Area
- Semi Rural Location

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	58	75
EU Directive 2002/91/EC		

Free Online Valuation





