



CELL BARNES LANE

ST. ALBANS

ALI 5QY

Guide Price £750,000

EPC Rating: D Council Tax Band:



All The Ingredients Needed For A Fabulous Lifestyle

Cassidy & Tate are pleased to present this three/four bedroom link detached house with a garage and off street parking. The property has potential to extend (subject to planning consent) with the added benefit of being chain free. The property is arranged over two floors in good decorative order. Practical living accommodation features an entrance hallway, living room, dining room, a lovely fitted kitchen, bedroom four/office with access to the garage. To the first floor, three bedrooms and a family sized bathroom. A low maintenance rear garden complements the property perfectly and a driveway to the front provides off road parking. Cell Barnes Lane is conveniently located for outstanding ofsted rated schools, good local amenities and the railway station linking St.Albans to London, St Pancras. St. Albans city centre remains only a short distance away.





Specialists in Bespoke Properties

- Chain Free
- Garage
- Close To City Station
- Scope To Extend STPP
- Detached Property
- School Catchment Area
- Off-Street Parking
- Side Access



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	59
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Free Online Valuation





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

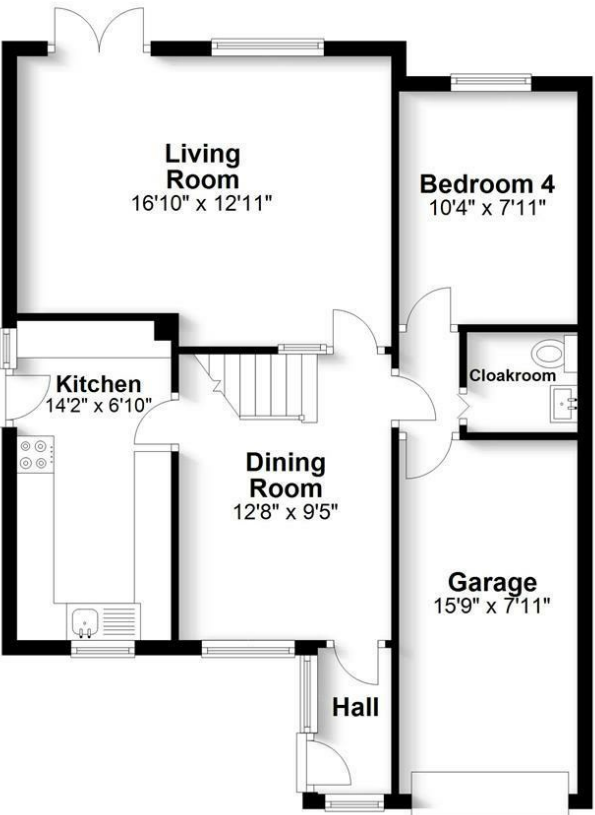
As one of St. Albans leading estate agents we work relentlessly to ensure our valued customers receive the exceptional service they deserve at all times. We epitomise not only professional estate agency knowledge, but a dedication to integrity and responsiveness to every client. The Cassidy & Tate team 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

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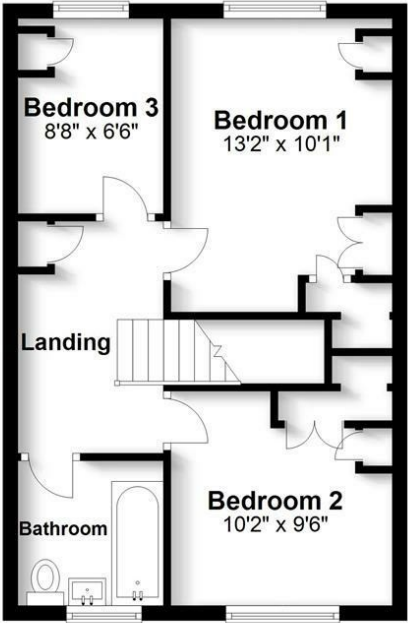
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Ground Floor
Approx. 712.6 sq. feet



First Floor
Approx. 441.0 sq. feet



Total area: approx. 1153.6 sq. feet

Produced for Cassidy & Tate Estate Agents. For guidance purposes, not to scale.

Plan produced using PlanUp.



Award Winning Agency

