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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



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KINGSBURY MEWS

ST. ALBANS

AL3 4BY

Price Guide £635,000

EPC Rating: C Council Tax Band: E



# All The Ingredients Needed For A Fabulous Lifestyle

Nestled within the charming Kingsbury Mews in the historic St Michaels village of St. Albans, this delightful mews-style home offers a perfect blend of modern living and traditional character. Built in 2008, this property is part of a select and intimate development, ensuring a sense of community and tranquillity.

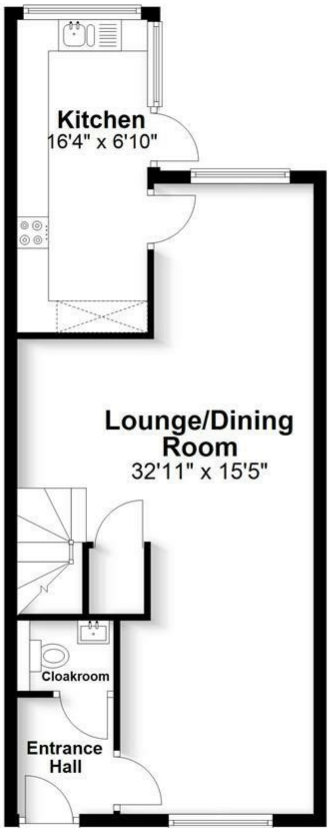
Upon entering, you are welcomed into a spacious lounge dining room, ideal for both relaxation and entertaining. The fully integrated kitchen is designed for convenience, making meal preparation a pleasure. This home boasts two generously sized double bedrooms, each featuring its own en suite bathroom/shower room, providing privacy and comfort for residents and guests alike.

Outside, the property features an open lawn to the front, perfect for enjoying the fresh air, while a small private courtyard at the rear offers a secluded space for outdoor dining or simply unwinding after a long day. The property also benefits from allocated and visitor parking, ensuring that you and your guests have easy access.

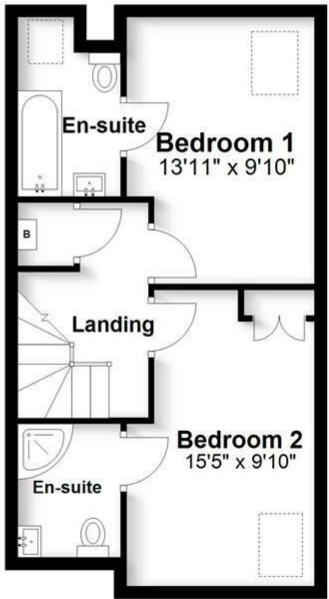
Located just a stone's throw away from local amenities, including the popular Waffle House, Abbey and Park, this home is ideally situated for those who appreciate the convenience of nearby dining and leisure options. With no onward chain, this property is ready for you to move in and make it your own. Whether you are a first-time buyer or looking to downsize, this charming mews home is a wonderful opportunity not to be missed.



**Ground Floor**  
Approx. 567.0 sq. feet



**First Floor**  
Approx. 446.1 sq. feet



Total area: approx. 1013.1 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

- Mews Style Home
- Two En Suites
- Allocated Parking
- St Michaels Village
- Two Double Bedrooms
- Garden
- Semi Rural Location
- No Chain

Free Online Valuation



| 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>                            |  | 80                         | 84                                                                                    |
| (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 |  |                            |                                                                                       |
| England & Wales                             |  | EU Directive<br>2002/91/EC |  |

