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01727 228428
stalbans@cassidyandtate.co.uk

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Herts AL4 9RD
01727 832383
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39 High Street, Wheathampstead,
Herts AL4 8BB
01582 831200
wheathampstead@cassidyandtate.co.uk

Knightsbridge Office
45 Pont Street, Knightsbridge
London SW1X 0BD
020 7629 9966
26@theknightsbridgeoffice.co.uk

Cassidy & Tate
Your Local Experts

Award Winning Agency

HARPENDEN ROAD

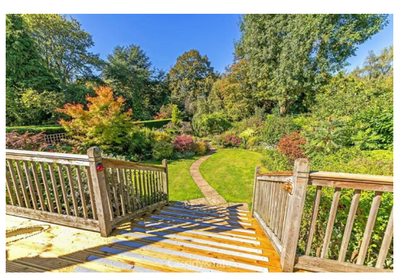
ST ALBANS

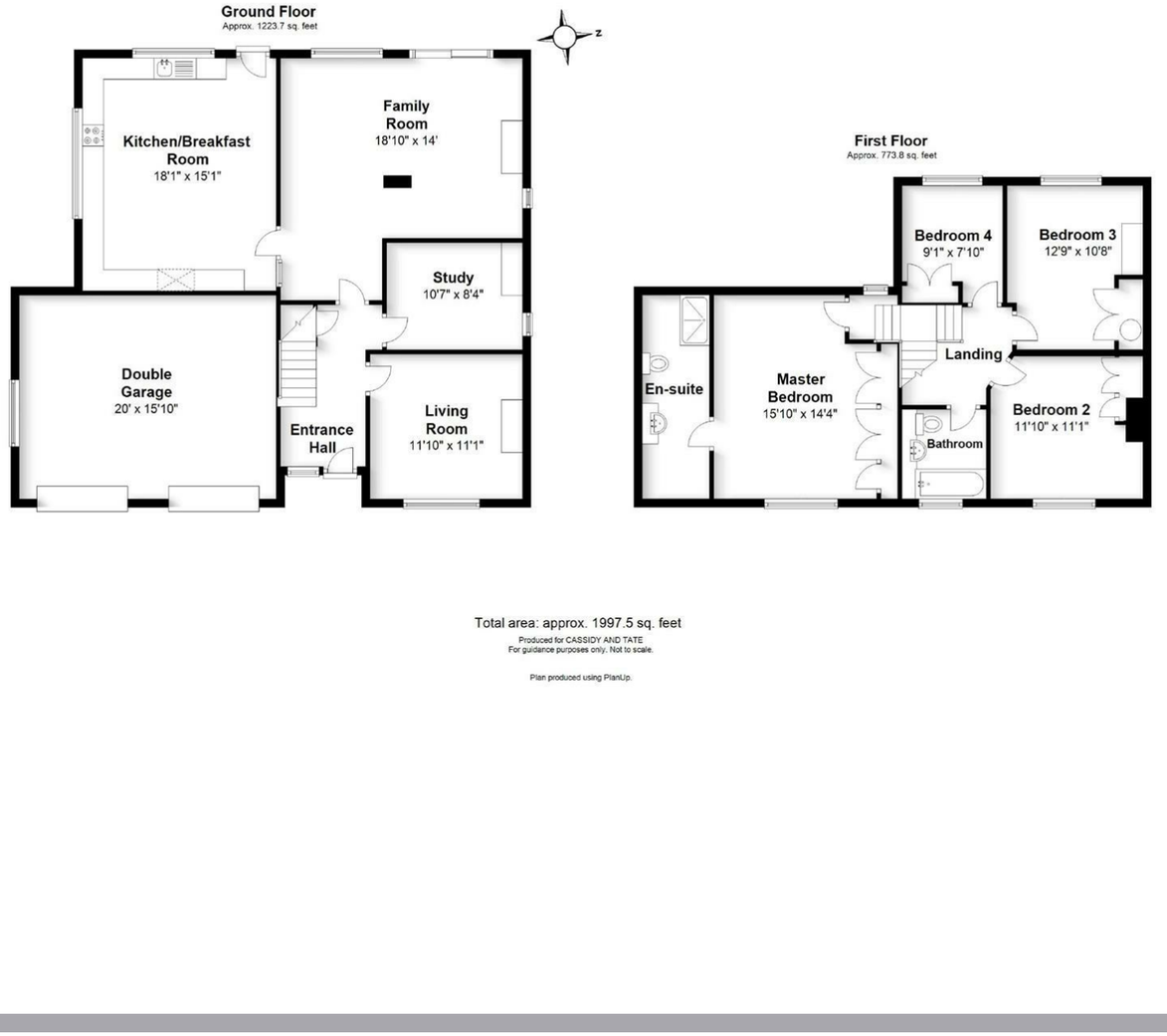
AL3 6BY

£997,500

All The Ingredients Needed For A Fabulous Lifestyle

A substantial detached family residence situated on a large plot just to the north of the city centre. With the benefit of extension works the property offers well proportioned accommodation having three reception rooms and a feature kitchen breakfast room. The master bedroom has a large en suite bathroom with separate shower and along with three further good sized bedrooms and a family bathroom make up the first floor accommodation. The delightful westerly facing rear garden is an undoubted feature of the property and is well stocked with a variety of plants, shrubs and mature trees, extending to a depth of approximately 130ft offering a high degree of privacy and seclusion. Within close walking distance there are good primary and secondary schools as well as the highly regarded St Albans Girls school 'Stags'.





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.

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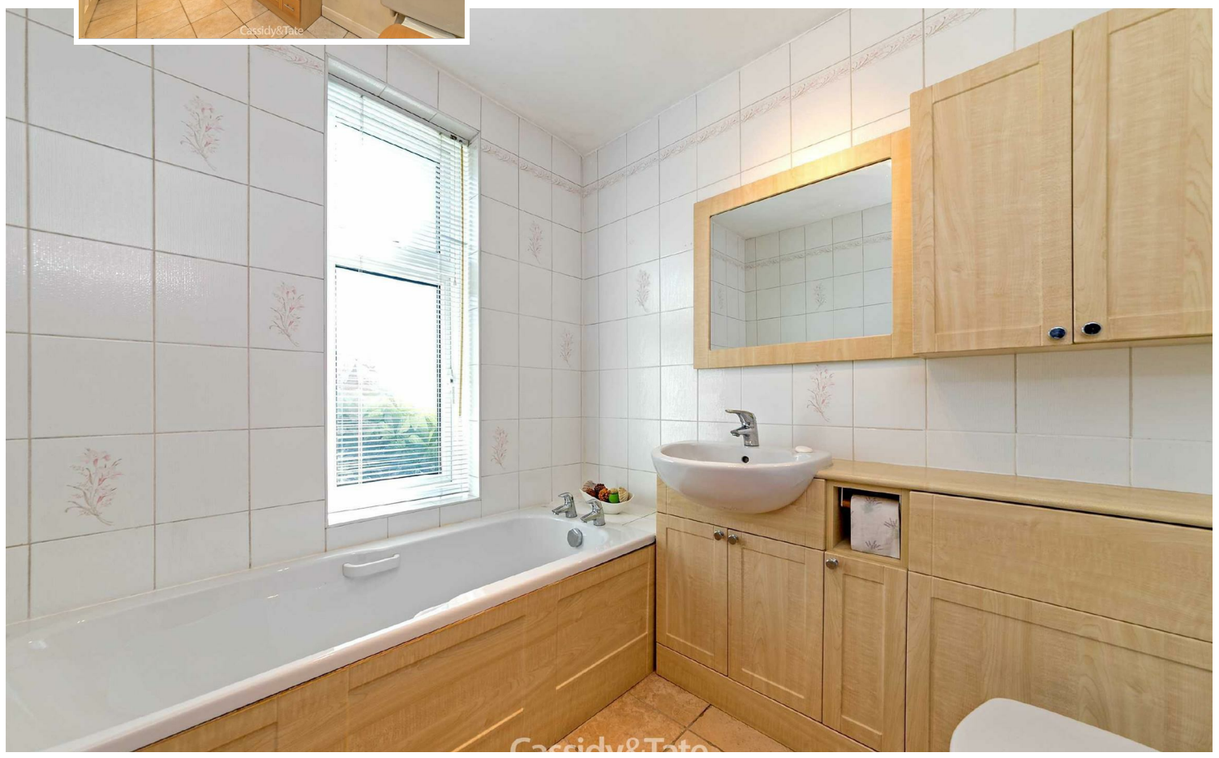
Perfect Fusion of Location And Way of Living



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.

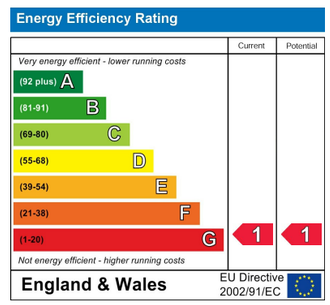
We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or refurbished property, or require a site valuation and marketing advice we can help.

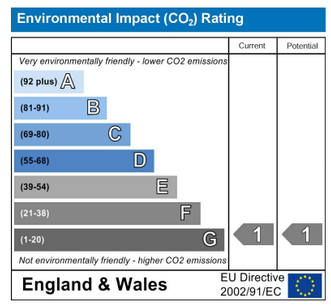
Your Local Property Experts

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

- Detached Residence
- Master Bedroom En-Suite
- Kitchen/Breakfast Room
- Double Garage & Parking
- Four Bedrooms
- Three Reception Rooms
- Large Family Garden
- School Catchment Area





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