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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency

WAVERLEY ROAD

ST ALBANS

AL3 5PA



## All The Ingredients Needed For A Fabulous Lifestyle

A contemporary and spacious four bedroom detached property situated in a prime and sought after location in the Townsend Drive area just a short walk to the City centre and within walking distance to the mainline railway station and close to green open spaces. The current owner has sympathetically extended the property to the rear creating a stunning open plan kitchen/ dining/family area creating versatile accommodation perfect for family gatherings or playing host. There is also a separate living room, downstairs cloakroom and utility on the ground floor with underfloor heating throughout. On the first floor, there are three double bedrooms with en suite to the main bedroom and a stylish family bathroom. On the second floor, there is an additional guest bedroom with a separate bathroom, Bi-folding doors from the kitchen/family area open out to a redesigned rear garden ideal for outdoor entertaining and backing onto Townsend Tennis Club. The Townsend Drive area is just to the north of the city centre and is also in the catchment of excellent schools, particularly St Albans Girls School, colloquially known as STAGS, together with the popular Maple, Garden Fields and Bernard's Heath Junior Mixed and Infant School. Bernard's Heath Woodland is just a short stroll and ideal for dog walkers.



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



Cassidy&Tate

## Specialists in Bespoke Properties

- Four Bedroom Detached Home
- Stunning Open Plan Kitchen/Family Area
- Versatile Accommodation
- Off Road Parking
- Sought After Central Location
- Redesigned Rear Garden
- Near Favoured Schooling

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>	<b>1</b>	<b>1</b>
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>	<b>1</b>	<b>1</b>
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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