



## All The Ingredients Needed For A Fabulous Lifestyle

An elegant double fronted detached chain free residence situated in one of St. Albans most prestigious roads within walking distance of the vibrant city centre, mainline station and also within close proximity of highly regarded schools. The current owners have transformed this lovely property into a substantial family home that boasts free flowing accommodation over three levels in excess of 3,000 square feet. On the ground floor, there is a welcoming reception area with character features, stunning living room overlooking the rear garden, kitchen/dining room with separate utility, family room, cloakroom, shower room and boot room. On the first floor, there are four double bedrooms to include a stunning principal bedroom with large dressing room and en suite bathroom, bedroom two with en suite facilities, shower room and study/bedroom 6. The second floor consists of a further double bedroom with en suite, eaves storage and balcony overlooking the rear garden. Externally, the property is complemented by the well tended rear garden which is ideally set up for entertaining with a large summer house/home office and to the front a driveway providing off road parking for several vehicles.

BATTLEFIELD ROAD

ST. ALBANS  
AL1 4DB

Guide Price £2,500,000

EPC Rating: C Council Tax Band:





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## Specialists in Bespoke Properties

- Prime Location
- Over 3,100 Sq Ft
- Five Bathrooms
- Stunning Rear Garden
- Detached Home
- Five Double Bedrooms
- Detached Home Office
- Walking To Station

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		
	70	76
<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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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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*

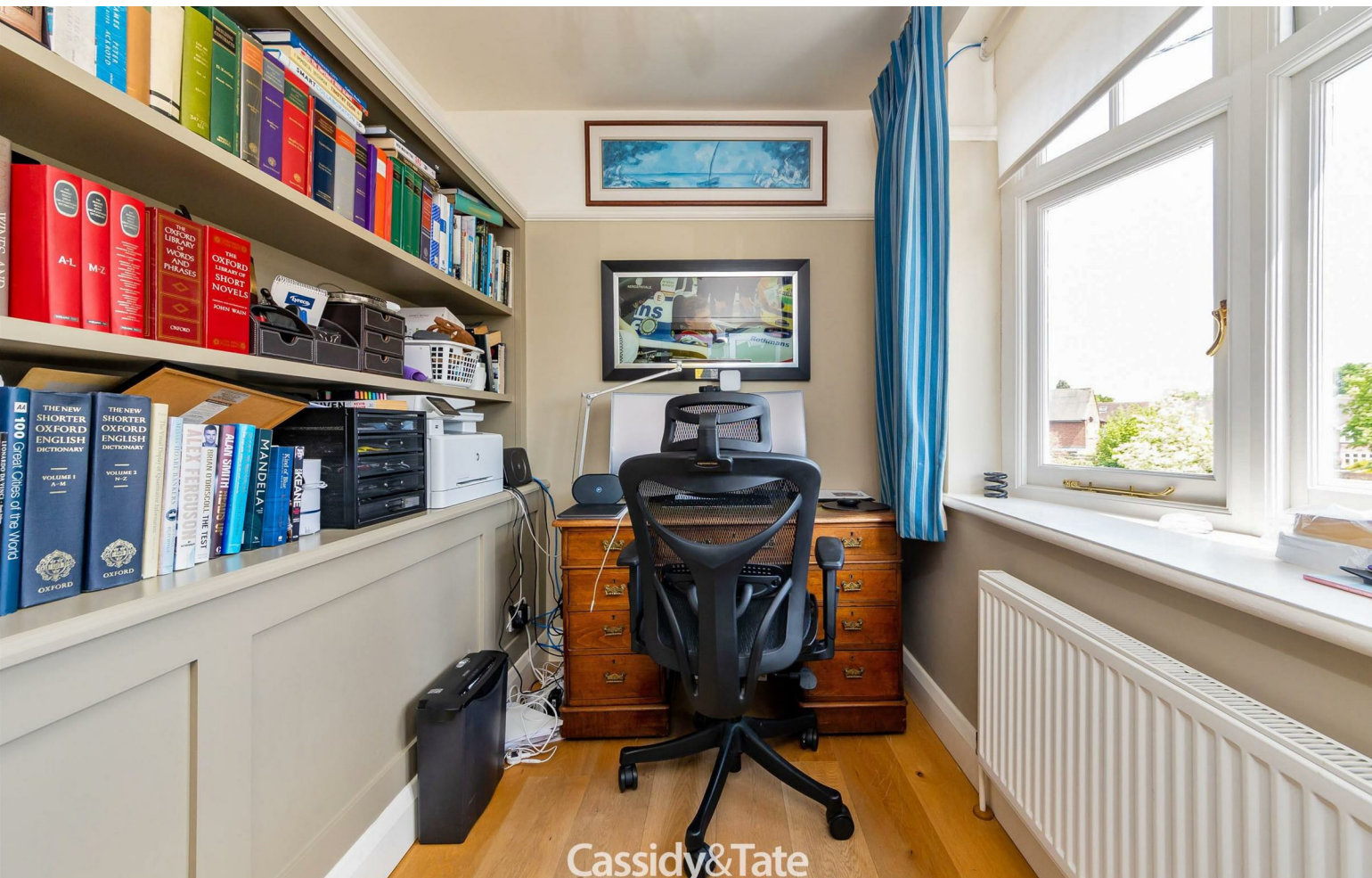
As one of St. Albans leading estate agents we work relentlessly to ensure our valued customers receive the exceptional service they deserve at all times. We epitomise not only professional estate agency knowledge, but a dedication to integrity and responsiveness to every client. The Cassidy & Tate team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



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Award Winning Agency



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.