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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

PENN ROAD
ST. ALBANS
AL2 2QU

Guide Price £925,000

EPC Rating: D Council Tax Band: F



All The Ingredients Needed For A Fabulous Lifestyle

Nestled on the highly desirable Penn Road in Park Street, St. Albans, this beautifully presented home offers an exceptional blend of modern style and spacious family living. Boasting five bedrooms, the property is perfectly suited to growing families seeking both comfort and flexibility. Inside, the home features three reception rooms, providing ample space for relaxing, entertaining, or creating dedicated areas such as a family room, formal lounge, or home workspace. The modern décor throughout is both stylish and neutral, allowing new owners to move straight in and personalise the space with ease. A particular highlight of the property is the rare addition of a self-contained annex. This versatile space offers excellent flexibility and can be tailored to suit a variety of needs. It is ideal for multi-generational living, providing comfortable and private accommodation for elderly relatives, or equally well-suited for older children who would benefit from their own independent space. It could also serve as a guest suite, home office, or even a studio, making it a truly valuable extension of the home. The kitchen/diner forms the heart of the property, offering a bright and sociable space perfect for family meals and entertaining guests. Externally, the large driveway provides ample off-street parking, while the garage offers additional storage. Set within a lovely, family-friendly area, the property benefits from close proximity to local shops, amenities, and excellent transport links, making day-to-day living both convenient and enjoyable. This is a wonderful opportunity to acquire a spacious, versatile home in a sought-after location, perfect for modern family life.



Ground Floor
Main area: approx. 801.9 sq. feet
Plus garage, approx. 200.1 sq. feet

First Floor
Approx. 663.4 sq. feet

Main area: Approx. 136.1 sq. metres (1465.3 sq. feet)
Plus garage, approx. 18.6 sq. metres (200.1 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



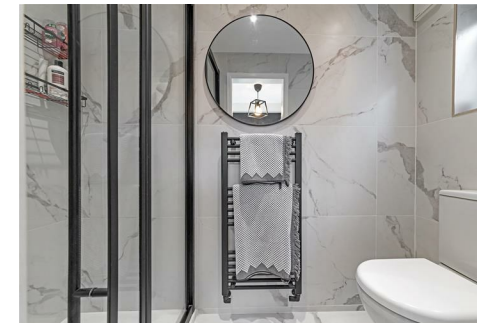
Why Cassidy & Tate

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

- Five Bedrooms
- School Catchment Area
- Garage
- Private Rear Garden
- Walking Distance To Local Shops
- Annex
- Spacious Driveway
- Utility Room

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



