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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



[www.cassidyandtate.co.uk](http://www.cassidyandtate.co.uk)

MERRYFIELDS  
ST. ALBANS  
AL4 0AW

Guide Price £999,950

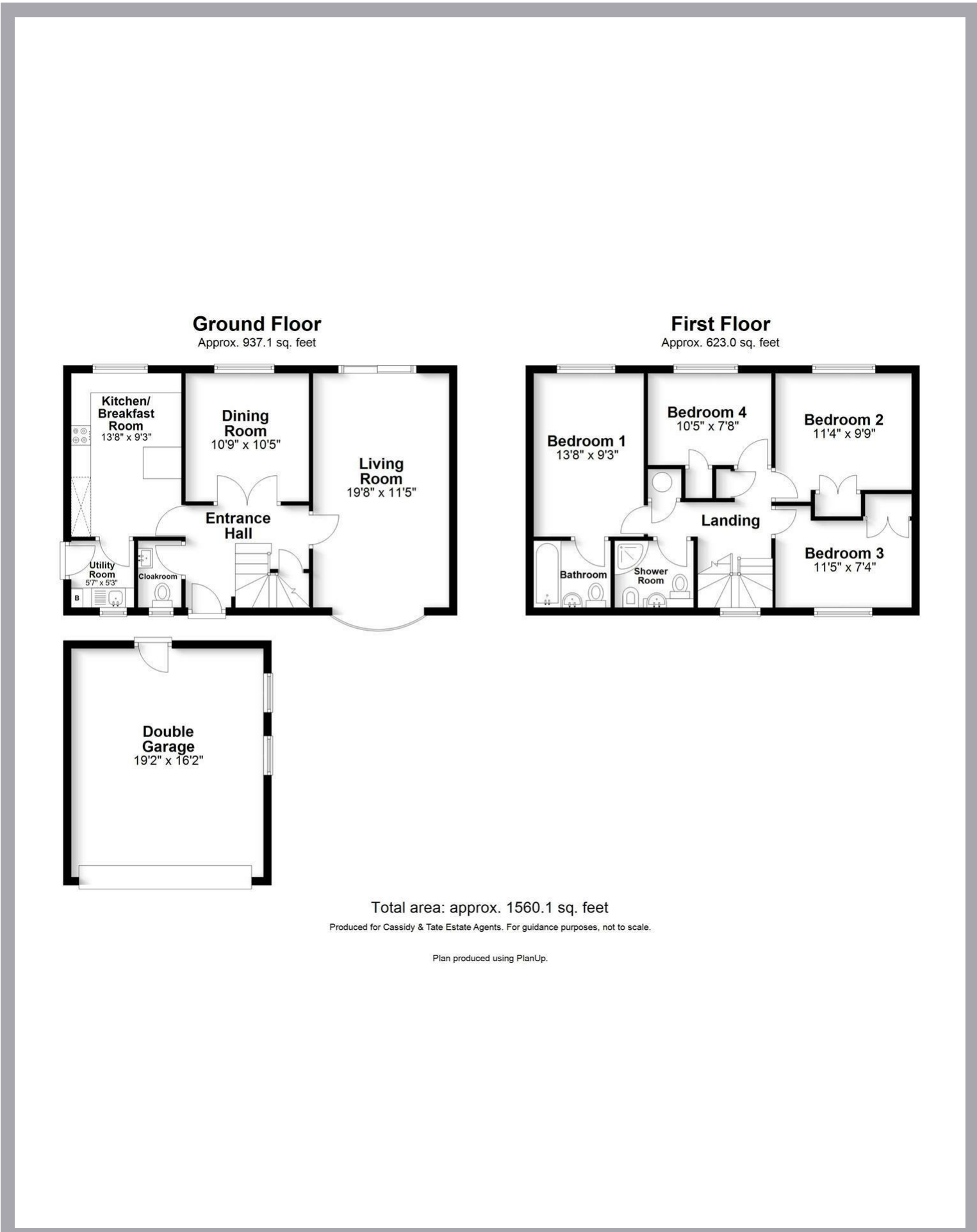
EPC Rating: C Council Tax Band:





# All The Ingredients Needed For A Fabulous Lifestyle

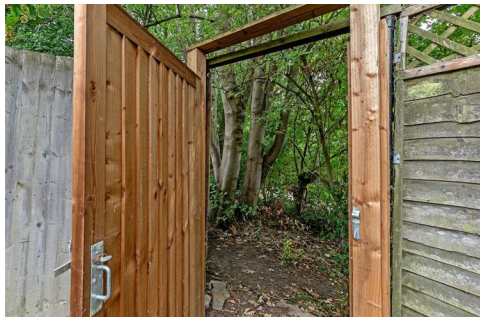
Tucked away on Merryfields, St. Albans, this splendid detached house offers a perfect blend of comfort and potential. With four spacious bedrooms, this property is ideal for families seeking a serene environment while still being close to the vibrant amenities of St. Albans. The house boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests. The well-appointed en-suite bathroom adds a touch of luxury to the principal bedroom, while an additional family bathroom caters to the needs of the household. One of the standout features of this property is the large double garage, offering plenty of room for vehicles and additional storage. The private garden is a delightful retreat, complete with direct access to the picturesque Alban Way, perfect for leisurely strolls or cycling. Situated on a private road, this home provides a sense of exclusivity and tranquillity, making it an ideal sanctuary from the hustle and bustle of everyday life. Furthermore, there is scope to extend the property, subject to planning permission, allowing you to tailor the home to your specific needs and desires. This delightful residence in Merryfields is not just a house; it is a place where cherished memories can be made. With its generous living spaces, convenient location, and potential for expansion, this property is a rare find in St. Albans.



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*

- Chain Free
- Scope To Extend STPP
- En-Suite
- Access To Alban Way
- Private Road
- Four Bedrooms
- Detached Double Garage
- Large Driveway

Free Online Valuation



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



