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Cassidy
& Tate
Your Local Experts



Award Winning Agency



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PARK STREET LANE
ST. ALBANS
AL2 2BA

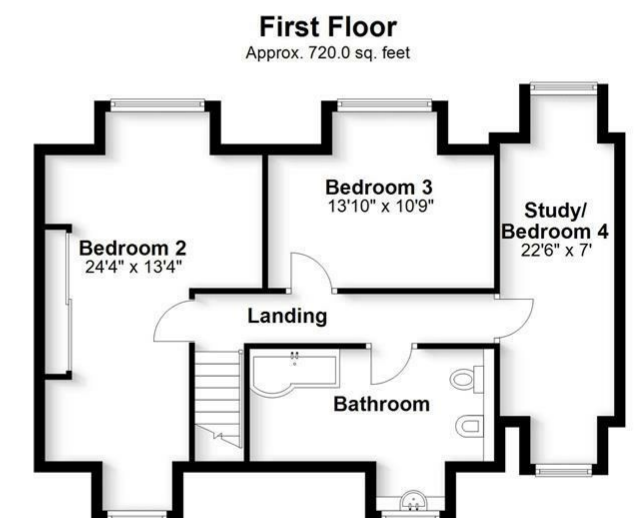
Price Guide £1,200,000

EPC Rating: C Council Tax Band: E



All The Ingredients Needed For A Fabulous Lifestyle

Set in the popular location of Park Street Lane, St. Albans, this detached house offers versatile and flexible accommodation offering a perfect blend of space, comfort, and convenience. The property is set back behind secure gates and occupies a generous corner plot. On the ground floor, the house boasts three inviting reception rooms, modern kitchen with separate utility room and main bedroom with en suite bathroom. On the first floor, there are three further bedrooms and a large bathroom. The property is presented in lovely condition throughout, ensuring that you can move in with ease and enjoy your new home from day one. The well-appointed layout allows for a seamless flow between the living areas, making it perfect for both everyday living and hosting gatherings. One of the standout features of this home is the impressive separate detached rear garage, complemented by two driveways, offering ample parking spaces to the front and rear. Whether you are heading into London for work or exploring the beautiful surroundings of St. Albans, you will appreciate the ease of access to transport links to include convenient access to the M11 and M25. In summary, this delightful detached house on Park Street Lane is a fantastic opportunity for those seeking a spacious and well-maintained family home in a prime location. With its excellent features and proximity to local amenities, it is sure to attract considerable interest.



Main area: Approx. 171.4 sq. metres (1845.3 sq. feet)
Plus garage, approx. 26.1 sq. metres (281.0 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

- Large Corner Plot
- Three Double Bedrooms
- Semi Rural Location
- Lovely Gardens
- Garage & Parking
- Three Reception Rooms
- Bedroom Four/Study
- Potential To extend stpp

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			
England & Wales			
			EU Directive 2002/91/EC

