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Cassidy
& Tate
Your Local Experts



Award Winning Agency

www.cassidyandtate.co.uk



CLAREMONT
ST. ALBANS
AL2 3LS

Offers In Excess Of £575,000

EPC Rating: C Council Tax Band: D



All The Ingredients Needed For A Fabulous Lifestyle

A beautifully presented and significantly enhanced three-bedroom family home, offering bright and spacious accommodation throughout, together with a versatile garden building currently used as a gym. The property has been thoughtfully extended by the current owners to create excellent living space ideally suited to modern family life. The ground floor features a superb open-plan living and dining room with direct access to the rear garden, providing an ideal space for both everyday living and entertaining. The modern kitchen/breakfast room is complemented by a separate utility room and cloakroom. To the first floor are three bedrooms and a family bathroom. Outside, the property enjoys a landscaped and private rear garden, along with a substantial garden building currently arranged as a gym. This highly versatile space would also make an excellent home office, studio, hobby room or garden retreat. Off-street parking is available to the front of the property. Situated in the sought-after village of Bricket Wood on the outskirts of St Albans, the property benefits from easy access to local amenities, highly regarded schools, beautiful woodland walks and green open spaces. Excellent transport links include the M25, M1 and A414, providing convenient connections for commuters. The nearby city of St Albans offers a wider selection of shopping, dining and leisure facilities.



Ground Floor
Main area: approx. 642.3 sq. feet
Plus gym, approx. 272.5 sq. feet

First Floor
Approx. 441.7 sq. feet

Main area: Approx. 100.7 sq. metres (1083.9 sq. feet)
Plus gym, approx. 25.3 sq. metres (272.5 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

- Beautifully Presented And Extended Three-Bedroom Family Home
- Modern Kitchen/Breakfast Room With Separate Utility Room
- Three Bedrooms
- Large Versatile Garden Building Currently Used As A Gym
- Landscaped And Private Rear Garden
- Spacious Open-Plan Living And Dining Room With Direct Garden Access
- Convenient Ground Floor Cloakroom
- Family Bathroom Serving All Bedrooms
- Ideal Garden Building For A Home Office, Studio Or Hobby Room
- Off-Street Parking

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	74	
(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	



