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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

NETHERWAY
ST. ALBANS
AL3 4NE

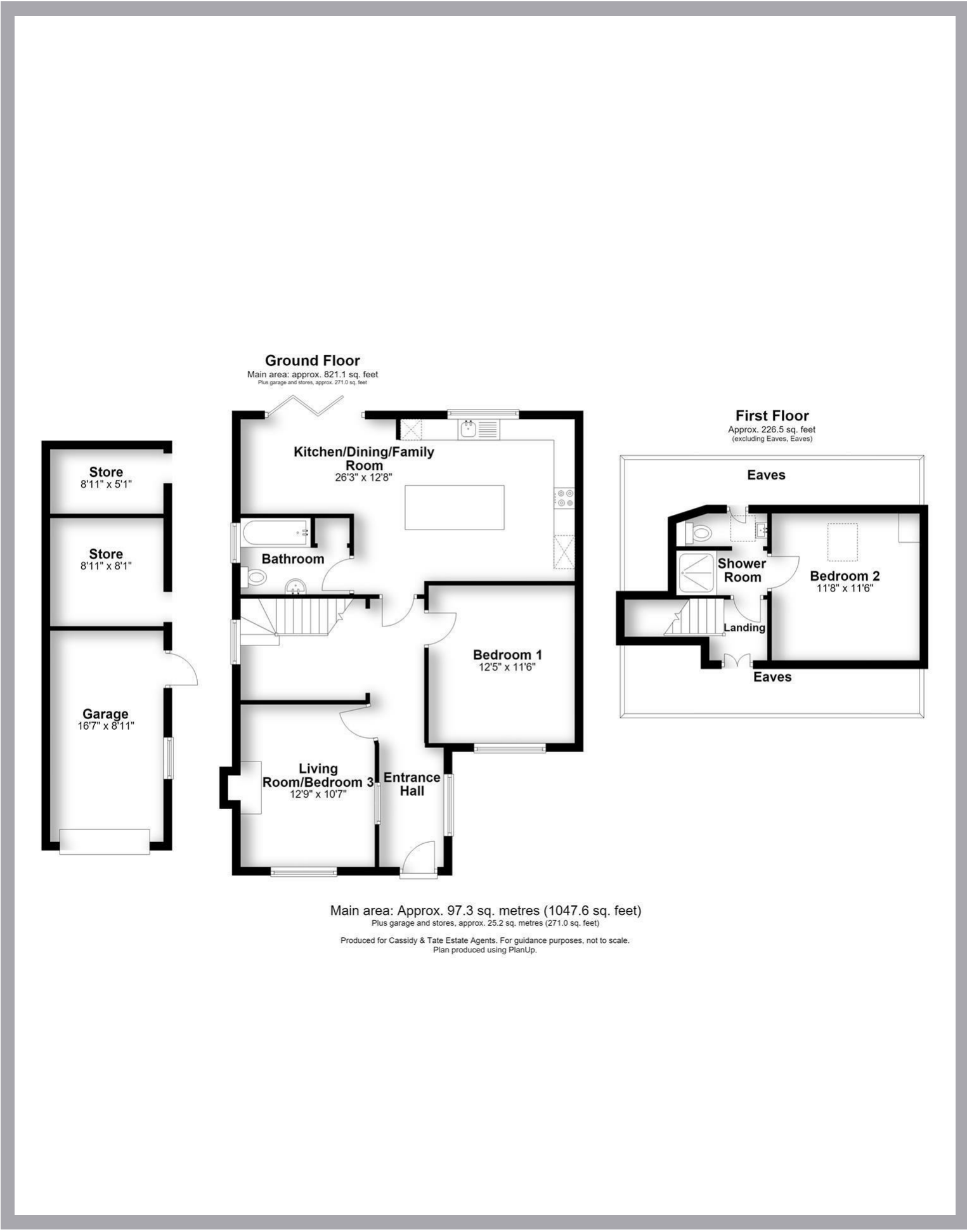
Price Guide £850,000

EPC Rating: F Council Tax Band: E



All The Ingredients Needed For A Fabulous Lifestyle

Situated in a peaceful cul-de-sac on the highly sought-after Netherway in St Albans, this attractive three-bedroom semi-detached bungalow occupies a generous corner plot, offering exceptional potential to extend (subject to the necessary planning permissions). The property presents an exciting opportunity for buyers looking to create their ideal family home, with excellent scope for a substantial side extension thanks to its enviable plot position. Adding to its appeal, the property previously benefited from planning permission for a single-storey side extension, further demonstrating its excellent development potential. Surrounded by greenery and open fields, the location offers a tranquil setting while remaining conveniently close to everything St Albans has to offer. The property is within easy reach of outstanding local schools, making it an ideal choice for families, and is just a short walk from the beautiful Verulamium Park and the vibrant city centre, with its excellent range of shops, restaurants, cafés, and mainline station providing fast links into London. Combining a fantastic location, generous plot, and outstanding potential, this is a rare opportunity to acquire a home with significant scope in one of St Albans' most desirable residential areas.



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



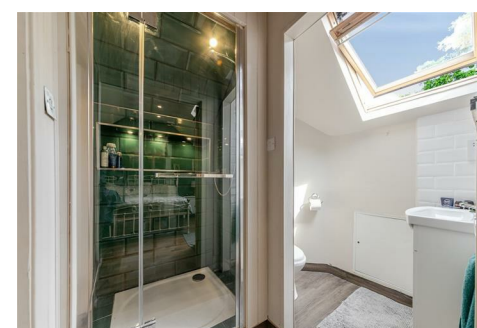
Why Cassidy & Tate

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

- Three Bedroom Bungalow
- Generous Corner Plot
- Quiet Cul-De-Sac
- Excellent Schooling Nearby
- Semi-Detached Home
- Previous Planning Grated - 5/2015/1012
- Surrounded By Greenery
- Close To City Centre

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E		
(21-38) F	35	
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



