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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

DEVA CLOSE  
ST. ALBANS  
AL3 4JS

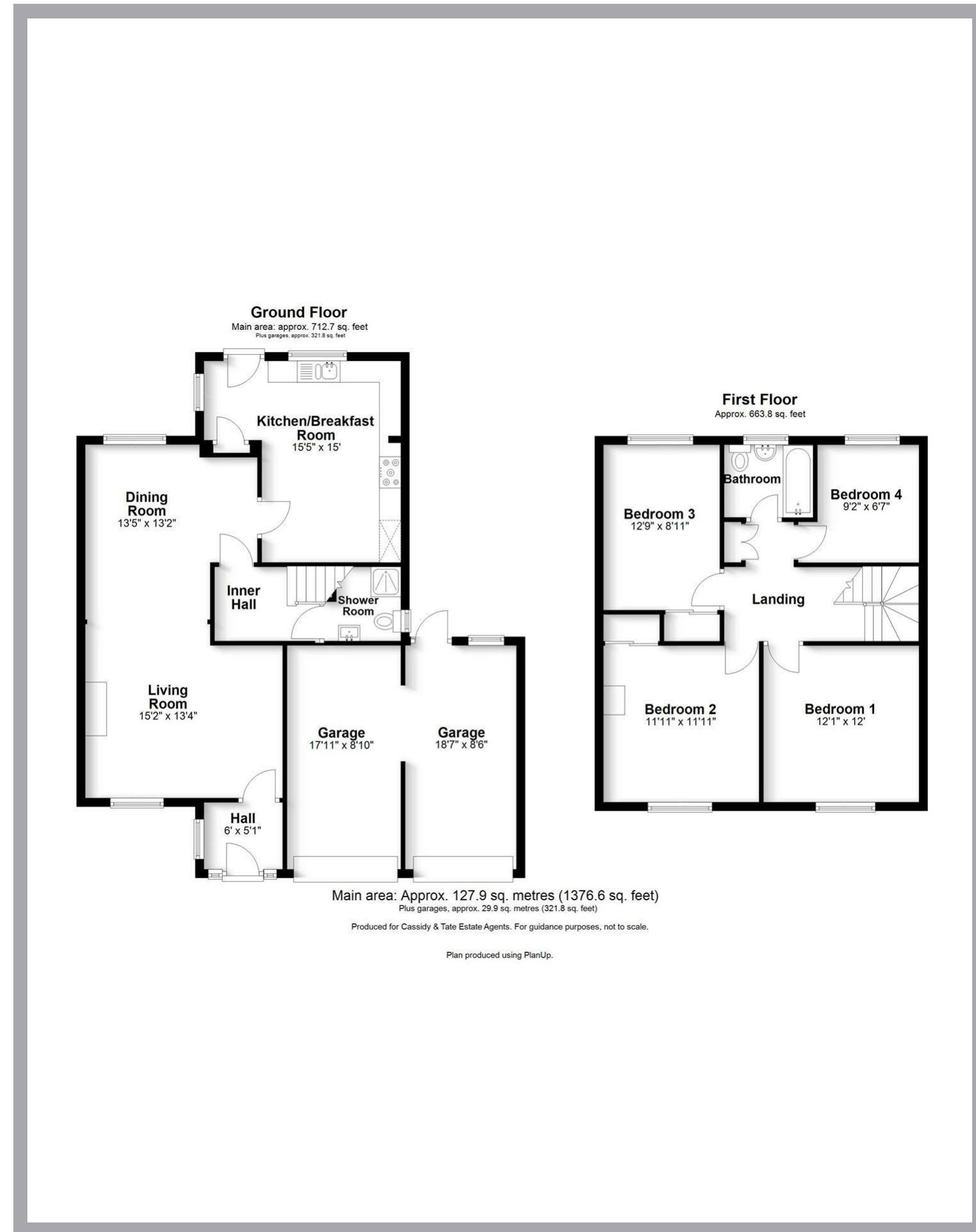
Guide Price £850,000

EPC Rating: E Council Tax Band:



## All The Ingredients Needed For A Fabulous Lifestyle

Nestled in the desirable Deva Close, St. Albans, this charming detached house presents an excellent opportunity for families seeking a spacious and versatile home. Boasting four well-proportioned bedrooms, this property is perfect for those who value comfort and space. The two inviting reception rooms provide ample room for relaxation and entertaining, making it easy to host family gatherings or enjoy quiet evenings at home. The house features a well-appointed bathroom, ensuring convenience for all family members. Additionally a useful downstairs shower room. The property is situated within a outstanding school catchment area, making it an ideal choice for families with children. The proximity to Waitrose offers easy access to quality shopping, while the nearby Verulamium Park provides a beautiful setting for outdoor activities and leisurely strolls. One of the many features of this property is the double garage, providing secure parking and extra storage space. Furthermore, there is significant scope to extend the house, allowing you to tailor the home to your specific needs and preferences. In summary, this delightful detached house on Deva Close is a rare find, combining a prime location with generous living space and potential for further development. It is a perfect choice for those looking to settle in a vibrant community with excellent amenities and schools nearby. Don't miss the chance to make this wonderful property your new home. NOTE: A member of staff is related to seller through marriage.



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
- Double Garage
- School Catchment Area
- Close To Shops
- Detached
- Scope To Extend STPP
- Four Bedrooms
- Driveway

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

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		



