



All The Ingredients Needed For A Fabulous Lifestyle

This unique and charming three/four bedroom period residence is situated in the very heart of the city centre which is bathed in history and surrounded by Roman remains. The property spans over three floors offering well-presented and versatile living spaces where a contemporary atmosphere is blended beautifully with period features throughout. As you step inside, a stunning entrance hall with hard wood flooring welcomes you into the home. A cosy bay fronted lounge with a cast iron log stove is located at the front, opening onto a separate dining room and W/C. The kitchen is fitted with wall and base mounted units complemented by granite worktop surfaces. A bright and airy conservatory can be found to the rear. The principle bedroom is situated on the first floor, alongside two further bedrooms, a four piece family bathroom and separate shower room. A spacious loft room is located on the top floor. Externally the property enjoys a private, well maintained rear garden with gated rear and side access. Watsons Walk is classed as a conservation area which always proves to be popular with professionals. St. Albans city centre with its twice weekly bustling market, shopping and leisure facilities plus many cosmopolitan bars are just a stroll away. * Planning Ref: 5/2022/1496*

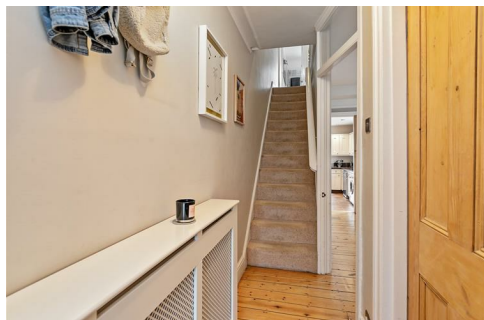
WATSONS WALK

ST. ALBANS

ALI IPD

Guide Price £825,000





Specialists in Bespoke Properties

- Close To City Station
- Four Piece Bathroom
- Loft Room
- Close To City Centre
- Side and Rear Access
- Downstairs W/C
- Planning Permission Granted
- School Catchment Area

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

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	50	49
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	





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



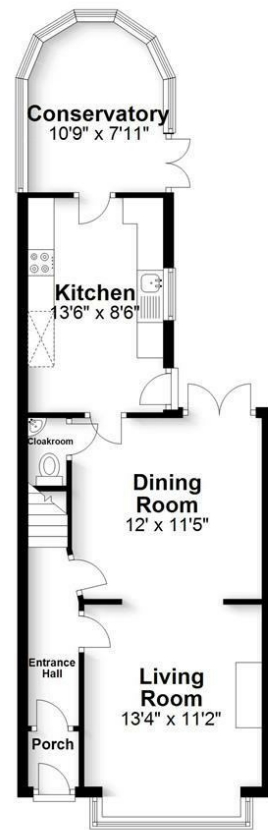
St Albans Office
 10 High Street, St Albans
 Herts AL3 4EL
 01727 228428
 stalbans@cassidyandtate.co.uk

Marshalswick Office
 59 The Quadrant, St Albans,
 Herts AL4 9RD
 01727 832383
 marshalswick@cassidyandtate.co.uk

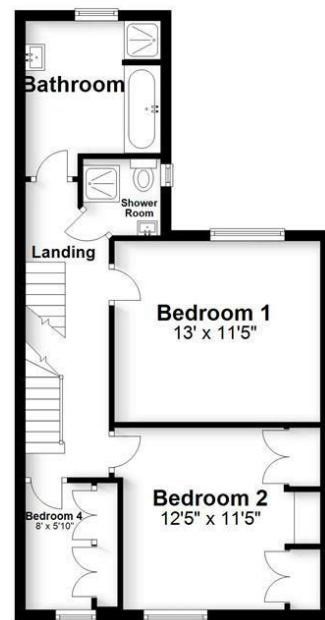
Wheathampstead Office
 39 High Street, Wheathampstead,
 Herts AL4 8BB
 01582 831200
 wheathampstead@cassidyandtate.co.uk

Knightsbridge Office
 45 Pont Street, Knightsbridge
 London SW1X 0BD
 020 7629 9966
 26@theknightsbridgeoffice.co.uk

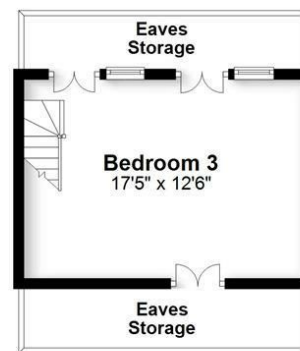
Ground Floor
 Approx. 552.9 sq. feet



First Floor
 Approx. 545.9 sq. feet



Second Floor
 Approx. 218.1 sq. feet



Total area: approx. 1316.8 sq. feet

Produced for Cassidy & Tate Estate Agents
 For guidance purposes only. Not to scale.

Plan produced using PlanUp.



Award Winning Agency