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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

DAMSON CLOSE
WATFORD
WD24 5JY

Offers Over £700,000

EPC Rating: C Council Tax Band: E



All The Ingredients Needed For A Fabulous Lifestyle

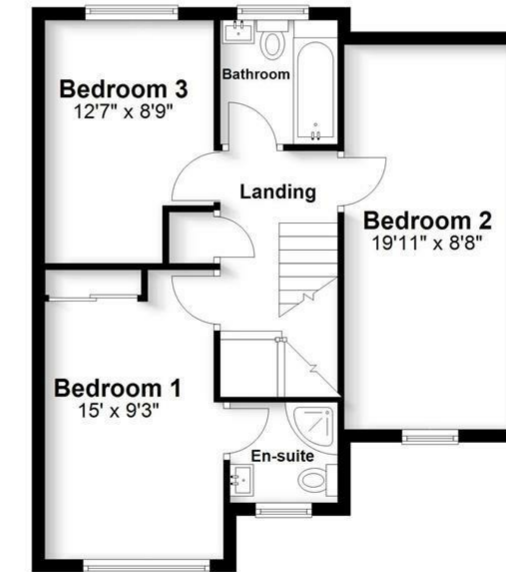
Nestled in the desirable Damson Close, Watford, this modern semi-detached house offers a perfect blend of comfort and style. Spanning an impressive 1,502 square feet, the property boasts four well-proportioned bedrooms, making it an ideal family home. The two reception rooms provide ample space for relaxation and entertaining, ensuring that there is room for everyone to enjoy. The house is in lovely condition, reflecting contemporary design and thoughtful finishes throughout. With two bathrooms, morning routines will be a breeze, accommodating the needs of a busy household. The modern development enhances the appeal of this property, providing a welcoming environment for families and professionals alike. Additionally, the property features a garage, offering convenient storage or parking options. This semi-detached home is not only spacious but also benefits from a well-planned layout that maximises natural light and creates a warm atmosphere. Situated in a sought-after area, this home is close to local amenities, schools, and transport links, making it a practical choice for those looking to settle in Watford. Whether you are seeking a family residence or a stylish space to call your own, this property on Damson Close is sure to impress. Don't miss the opportunity to make this lovely house your new home.



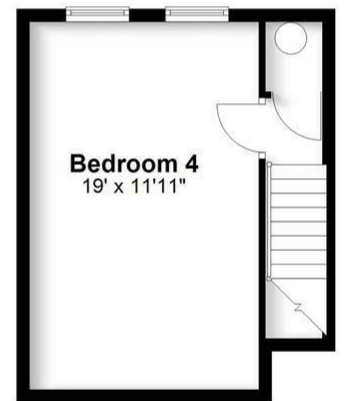
Ground Floor
Approx. 636.5 sq. feet



First Floor
Approx. 585.6 sq. feet



Second Floor
Approx. 280.3 sq. feet



Total area: approx. 1502.4 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

- Four Bedrooms
- Garage & Parking
- Modern Development
- EPC = C
- Two Bathrooms
- Kitchen/Diner
- Link Semi Detached
- Council Tax = E

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	

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

