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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

WATLING STREET
ST. ALBANS
AL1 2QF

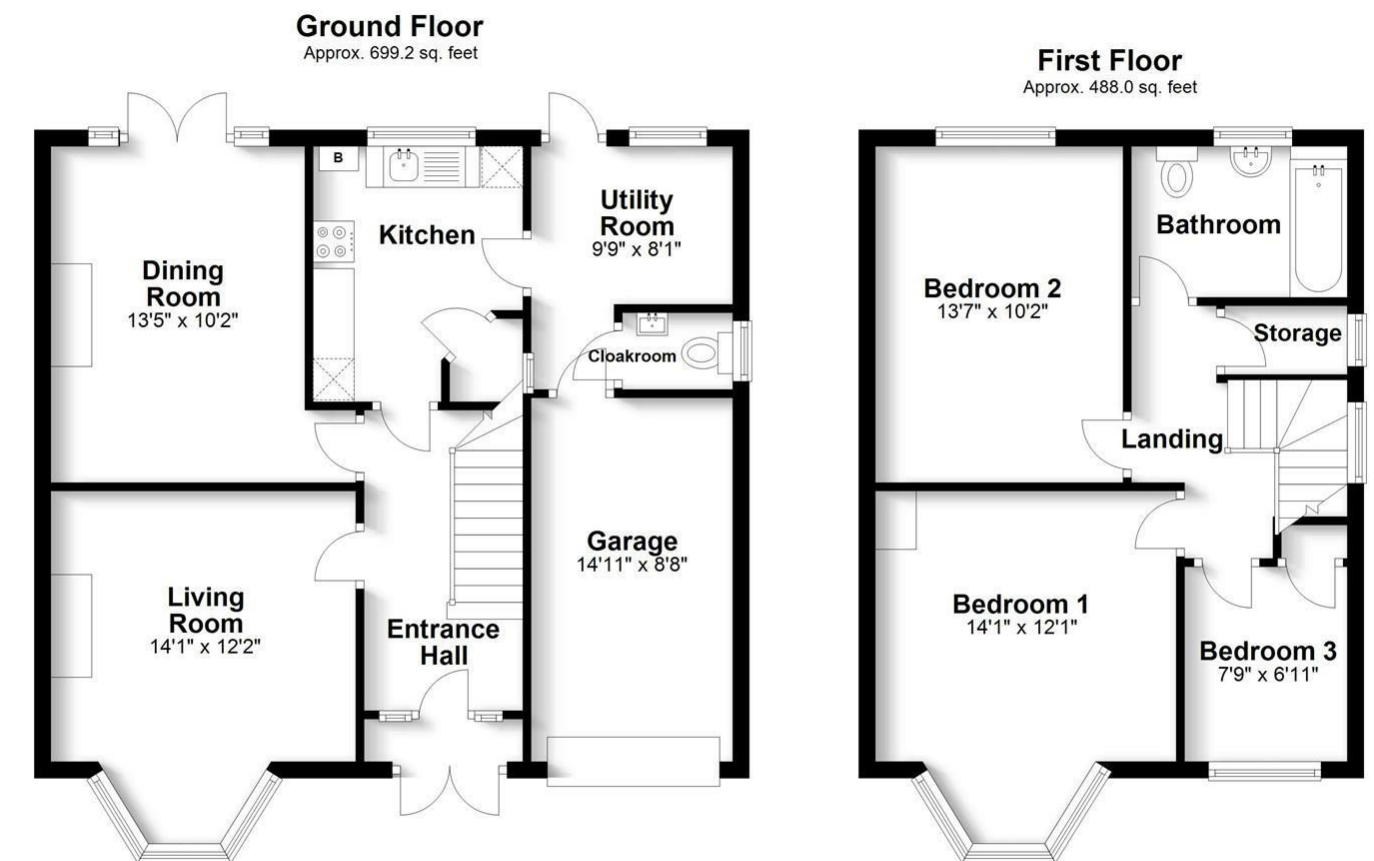
Price Guide £950,000

EPC Rating: D Council Tax Band: F



All The Ingredients Needed For A Fabulous Lifestyle

A beautifully refurbished family home, ideally positioned at the end of a cul-de-sac, close to highly regarded schools and excellent motorway commuter links. Offered in excellent condition throughout, the property occupies a generous plot and still offers scope to extend. The ground floor comprises a bright and airy living room to the front, a separate dining room to the rear with direct access to the garden, a brand new kitchen, a utility/office room and cloakroom. Upstairs, the property offers three well-proportioned bedrooms and a modern family bathroom. To the rear is a stunning, landscaped garden featuring a fire pit seating area, perfect for entertaining. The front of the property benefits from a large driveway providing off-street parking for several vehicles and a single garage. The property is ideally located just half a mile from the King Harry Public House, situated at the top of St Stephens Hill. From here, you can enjoy a scenic walk through Verulamium Park leading into the city centre.



Total area: approx. 1187.2 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

- Newly Refurbished Family Home
- Bright Living Room
- Utility/Office Room
- Driveway For Several Cars
- Three Bedrooms
- Separate Dining Room
- Brand New Kitchen
- Stunning Landscaped Rear Garden

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



