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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



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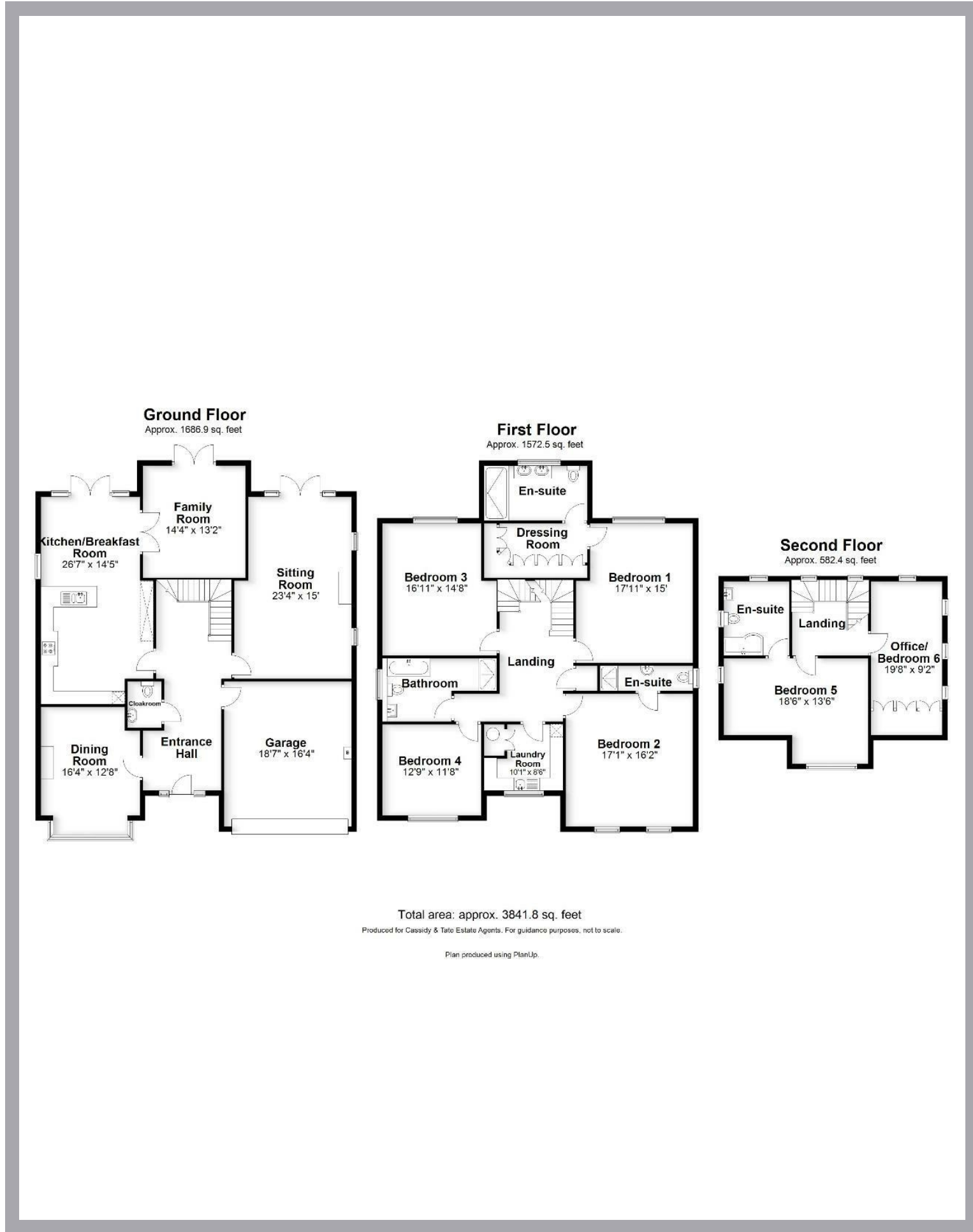
HOMWOOD ROAD  
ST. ALBANS  
AL1 4BQ

Guide Price £2,850,000



# All The Ingredients Needed For A Fabulous Lifestyle

Cassidy and Tate are delighted to present this well-proportioned six bedroom detached residence, occupying a considerable plot, residing on one of St. Albans most desirable roads. Complementing the property further is a lovely East facing rear garden with a gate leading onto the beautiful adjoining park known as 'The Wick'. Homewood Road is an enviable address leading southwards from Marshals Drive, within walking distance to the mainline train station, Clarence Park and the city centre itself. This lovely property entwines a cleverly thought out floorplan with contemporary features, plus a ground floor layout designed for living, with multiple areas that maximise space for the whole family. The house is well presented with versatile accommodation arranged over three floors. A tasteful kitchen with integrated appliances flows into the breakfast room and family areas making this space the real heart of the home. Additional rooms include a formal dining room, sitting room and cloakroom. An integral double garage is accessed via the large open entrance hallway. On the first floor, four bedrooms, utility room and a four piece family bathroom. The principal bedroom suite is complimented by en-suite and a dressing room. A further en-suite services bedroom two. On the second floor, two further bedrooms with an en-suite to bedroom five complete this rarely available home. Externally, a beautiful, large rear garden gives a natural and attractive backdrop as you relax/entertain inside and out, and to the front, a driveway provides ample off road parking.



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

- Six Double Bedrooms
- Double Garage/Parking
- Direct Access to The Wick
- Nearly 4000sqft
- Dressing Room
- Three En-Suites
- First Floor Laundry Room
- Prime Location

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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
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