

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

Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

ST. STEPHENS HILL
ST. ALBANS
AL1 2DT

Guide Price £1,350,000



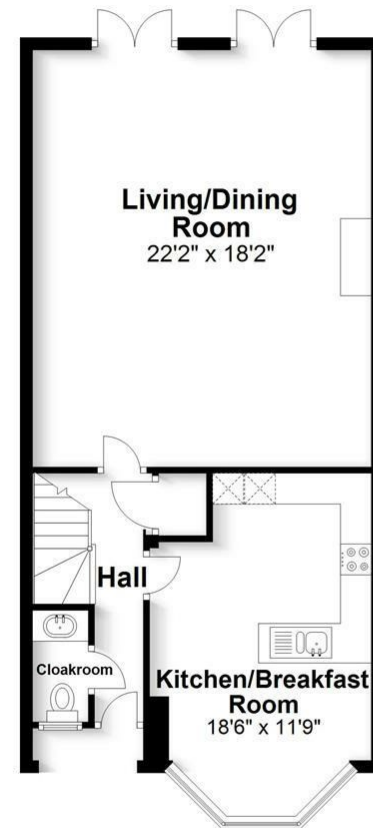
All The Ingredients Needed For A Fabulous Lifestyle

This stunning four-bedroom spacious family home, of 1891 sq ft, is located in an exclusive gated community close to the wide open space of beautiful Verulamium Park and a short stroll to the city centre. The property boasts a modern decorative theme from Pinewood Studios, making it truly unique. Arranged over three floors the ground floor level features a spacious, recently refurbished kitchen and a beautifully designed living area that opens up to the garden. The middle level comprises three good-sized double bedrooms, two with built-in wardrobes and one with an en-suite bathroom. The top floor houses the principal bedroom with an attractive en-suite and walk-in wardrobe/dressing room. Externally there is an attractive garden to the rear and beautifully tended communal grounds to the front. The property also has a double garage. There are good schools nearby (including St Columbas), and the city is home to several notable landmarks and attractions, including the magnificent St Albans Cathedral, one of the country's oldest and most impressive cathedrals. The charming city centre features a mix of medieval and Georgian architecture, with cobbled streets, traditional pubs, and independent shops. St Albans also boasts beautiful green spaces, such as Verulamium Park and Clarence Park, where visitors can enjoy leisurely walks or picnics. The city has a vibrant cultural scene, with a variety of art galleries, theatres, and music venues. Overall, St Albans is a picturesque and historic city that offers a blend of heritage, culture, and natural beauty for visitors to explore and enjoy.



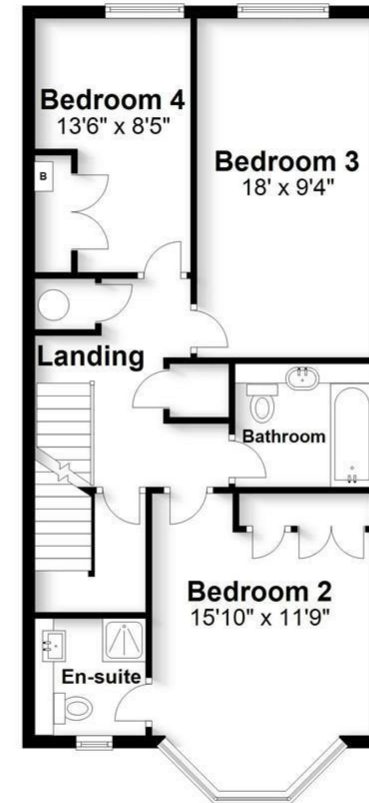
Ground Floor

Approx. 690.0 sq. feet



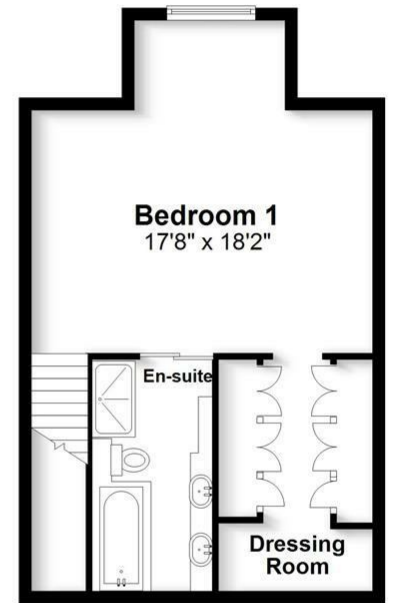
First Floor

Approx. 698.5 sq. feet



Second Floor

Approx. 503.3 sq. feet



Total area: approx. 1891.8 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

- Central Location
- Parking
- Four Double Bedrooms
- Landscaped Grounds
- Gated Development
- Walking To Station & City
- Three Bathrooms
- Double Garage

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	

