



All The Ingredients Needed For A Fabulous Lifestyle

Welcome to this charming property located on Folly Lane in the picturesque City of St. Albans. This delightful house boasts a modern kitchen opening onto a good size living/dining room, perfect for entertaining guests or simply relaxing with your loved ones. With three bedrooms and three bathrooms spread over three levels, there is ample space for the whole family to enjoy. One of the standout features of this property is its convenient location, just a short walk to both the city centre and the train station, making commuting or exploring the city a breeze. The private parking for two cars adds a touch of luxury to this semi-detached house, ensuring you always have a secure place to park your vehicle. Whether you're looking for a cozy family home or a stylish property to entertain friends, this house on Folly Lane offers the perfect blend of comfort and convenience. Don't miss out on the opportunity to make this lovely house your new home in St. Albans.

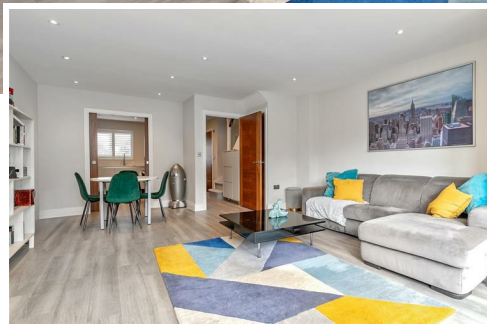
FOLLY LANE

ST. ALBANS

AL3 5JU

Price Guide £825,000





Specialists in Bespoke Properties

- City Centre Location
- Three Bedrooms
- Three Bathrooms
- Over Three Levels
- Off Street Parking X 2
- Walking To Station
- Freehold House
- Private Garden



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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	





Perfect Fusion of Location And Way of Living

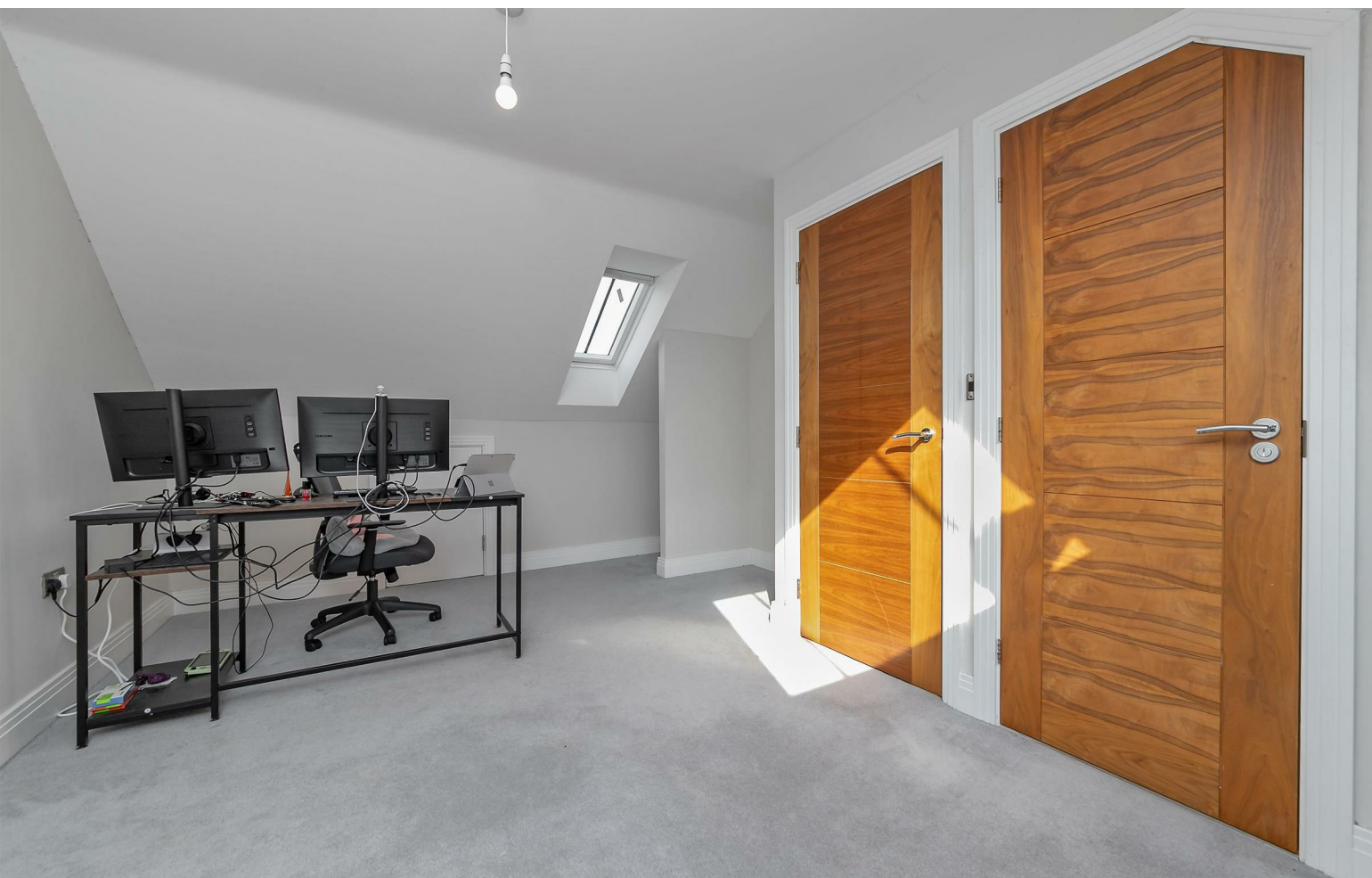
Why Cassidy & Tate

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



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Total area: approx. 1187.3 sq. feet
Produced for Cassidy & Tate Estate Agents. For guidance purposes, not to scale.

Plan produced using PlanUp.



Award Winning Agency



www.cassidyandtate.co.uk