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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

BELMONT HILL  
ST. ALBANS  
ALI IRD

Guide Price £1,175,000

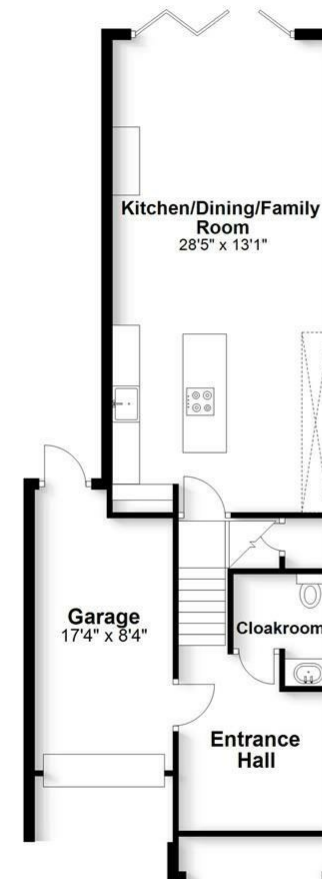


## All The Ingredients Needed For A Fabulous Lifestyle

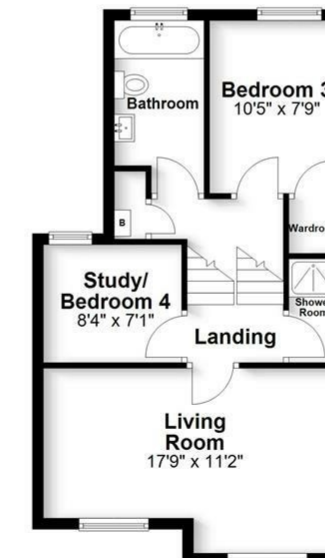
**\*\* Chain Free \*\*** A rarely available detached home situated in the heart of the conservation area with off-street parking. This spacious town house with a unique design is arranged over four levels, providing bright and generous living spaces. The fabulous open plan kitchen, dining & family room is the hub of the home, with full length bi-folding doors expanding across the entire width, linking to a private 100ft landscaped rear garden. Nestled away to the rear of the garden, a useful shed with power supply. Further features include: A cloakroom/utility room, four bedrooms, a first floor living room, boarded loft, w/c, shower room and a stylish bathroom. A paved driveway to the front provides off road parking with access to the garage. Belmont Hill is surrounded by history and situated just a short stroll to the city centre, Thameslink station, Westminster Lodge, and Verulamium Park with its scenic lakes and open green spaces. A weekly community park run is held every Saturday. The property is ideally positioned for ease of access to motorway links including: M1, M25 and the A1.



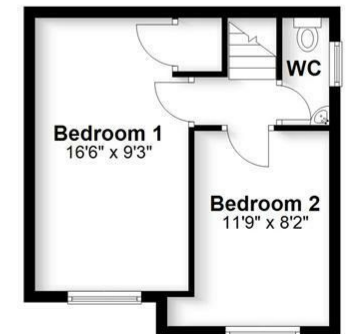
**Ground Floor**  
Approx. 709.1 sq. feet



**First Floor**  
Approx. 492.2 sq. feet



**Second Floor**  
Approx. 312.4 sq. feet



Total area: approx. 1513.7 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

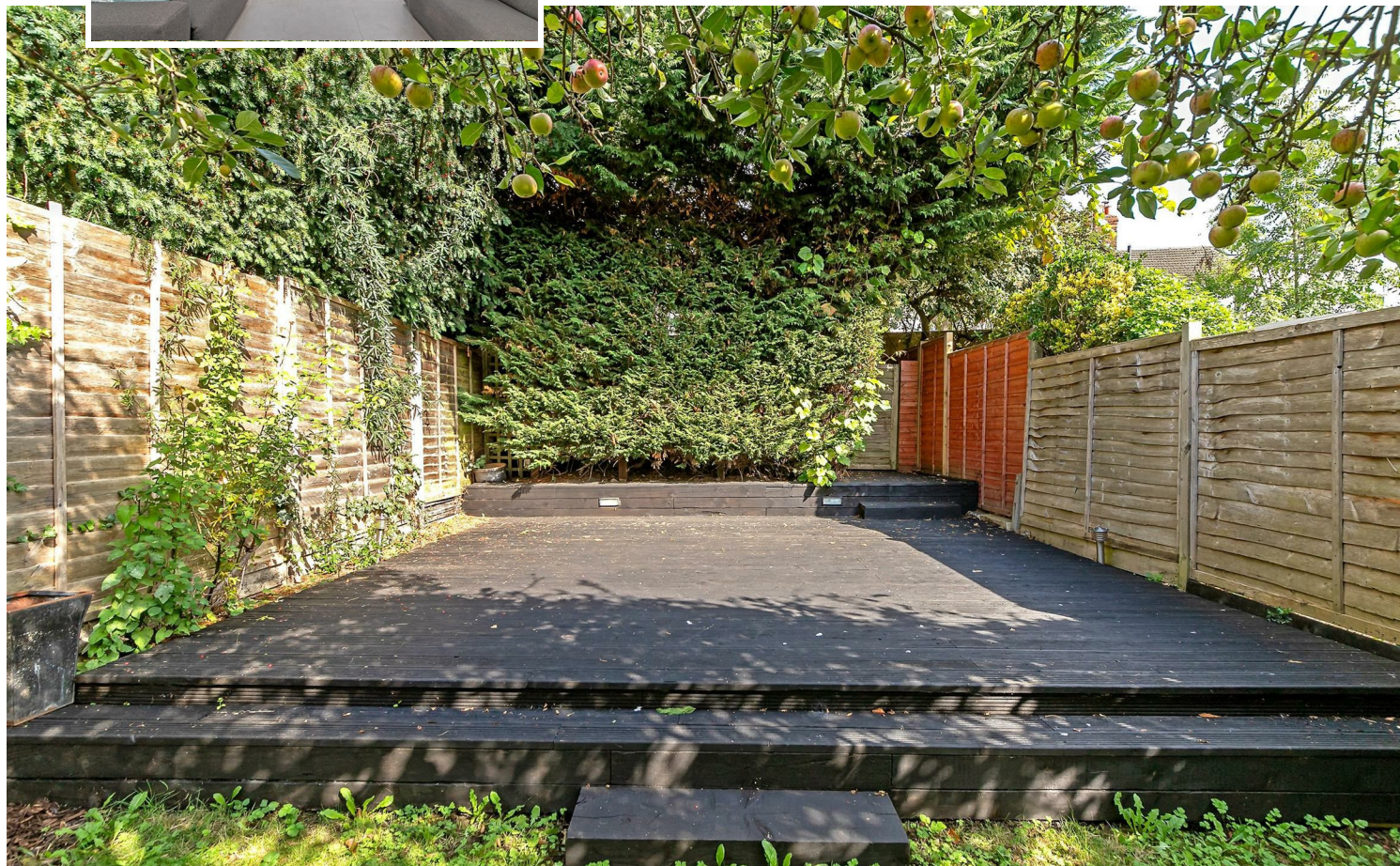
## Why Cassidy & Tate

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

- Chain Free
- City Centre Location
- Off-Street Parking
- School Catchment Area
- Detached
- Garage
- Large Rear Garden
- 0.8 Miles From City Station

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		
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