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Cassidy  
&Tate  
Your Local Experts



Award Winning Agency



[www.cassidyandtate.co.uk](http://www.cassidyandtate.co.uk)

SEFTON CLOSE  
ST. ALBANS  
AL1 4PF

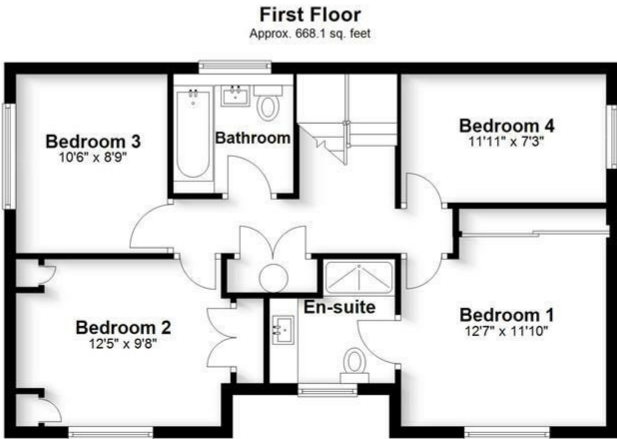
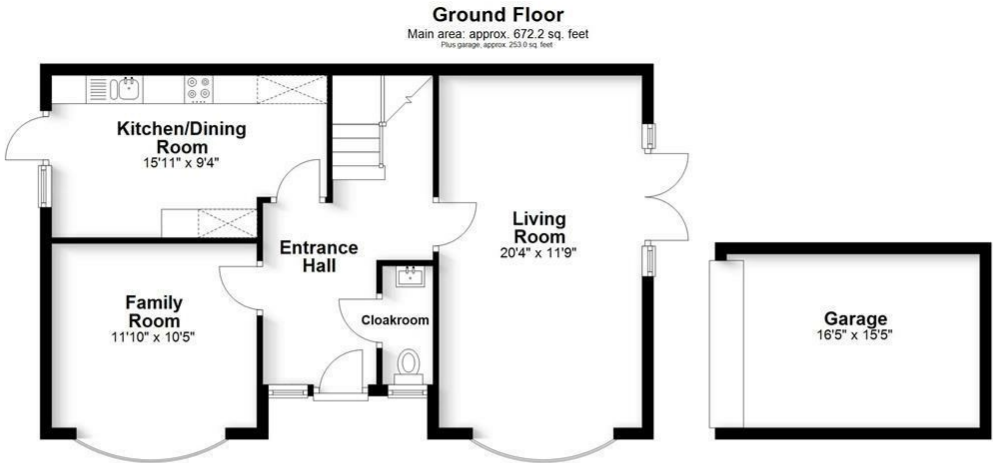
Guide Price £1,100,000





# All The Ingredients Needed For A Fabulous Lifestyle

Viewings Commence February 8th -Welcome to Sefton Close, St. Albans - a charming detached house with great potential! This property boasts a spacious 1,340 sq ft layout, offering ample space for comfortable living. Upon entering, you are greeted by a cosy reception room, perfect for relaxing with family or entertaining guests. There is a separate family room and a large eat-in Kitchen. With four bedrooms, a family bathroom, and an en-suite shower room, there is plenty of room for a growing family. This house exudes character and charm, with the potential to be transformed into a modern and stylish home with some updating. Parking is always a breeze with space for two vehicles, ensuring you never have to worry about finding a spot. The absence of an onward chain makes the purchasing process smoother and quicker. Located in the desirable Blenheim Road area of St. Albans, this cul de sac property offers a peaceful retreat from the hustle and bustle of city life while still being conveniently close to local amenities and transport links. Clarence Park is a mere short stroll away. Don't miss the opportunity to make this house your own and create the home of your dreams in this lovely neighbourhood. St Albans has a bustling city centre filled with many shops, restaurants, cafes, and pubs. The city offers a vibrant and diverse shopping and dining experience, including independent boutiques and well-known chain stores.



Main area: Approx. 124.5 sq. metres (1340.3 sq. feet)  
Plus garage: approx. 23.5 sq. metres (253.0 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

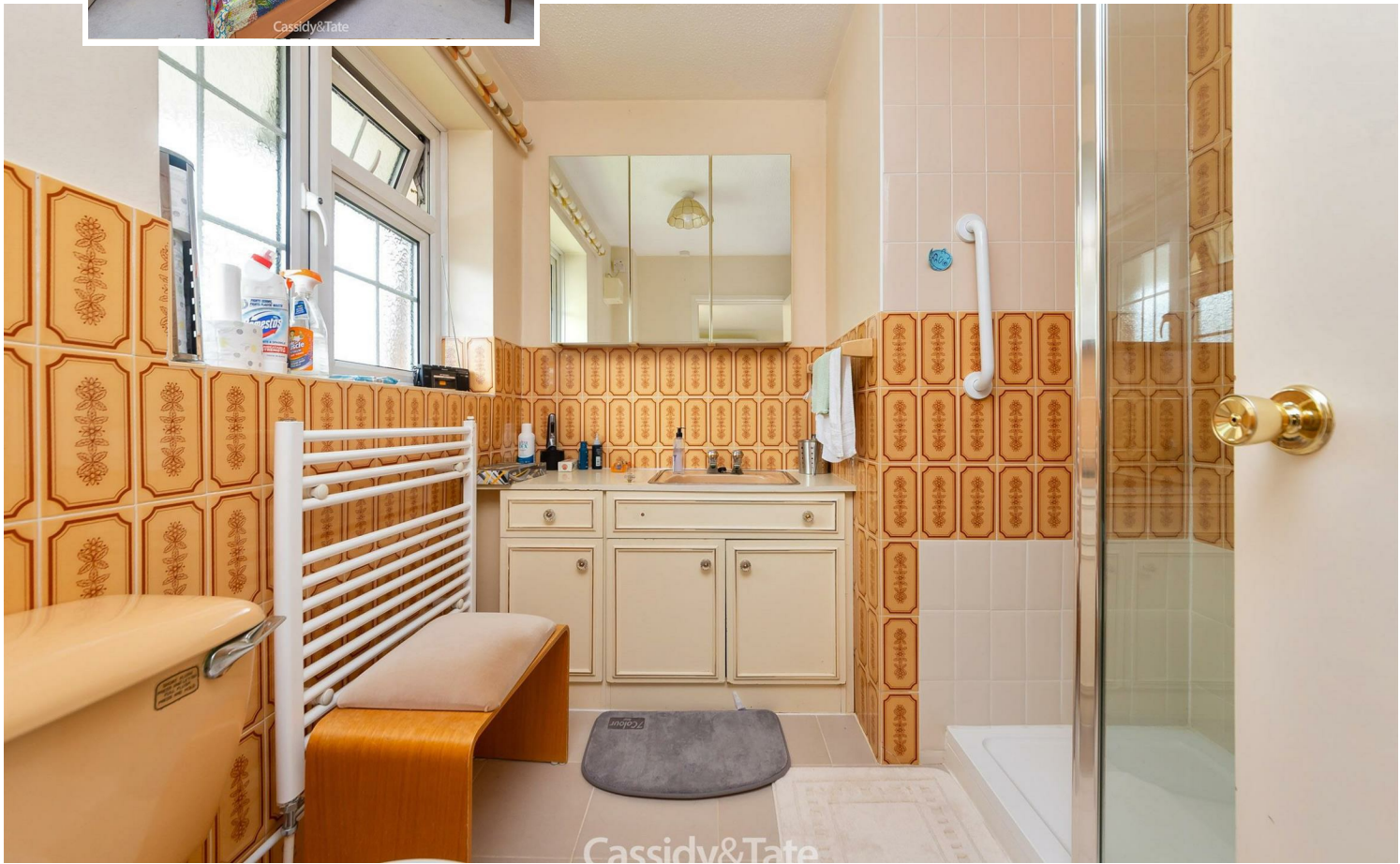
## Why Cassidy & Tate

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

- Four Bedrooms
- Gardens to Either Side
- Double Garage
- Walk To Mainline Station
- Detached
- Chain Free
- Private Driveway
- Updating Required

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	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		
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