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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

ROBINS CLOSE  
ST. ALBANS  
AL2 1QT

Guide Price £550,000

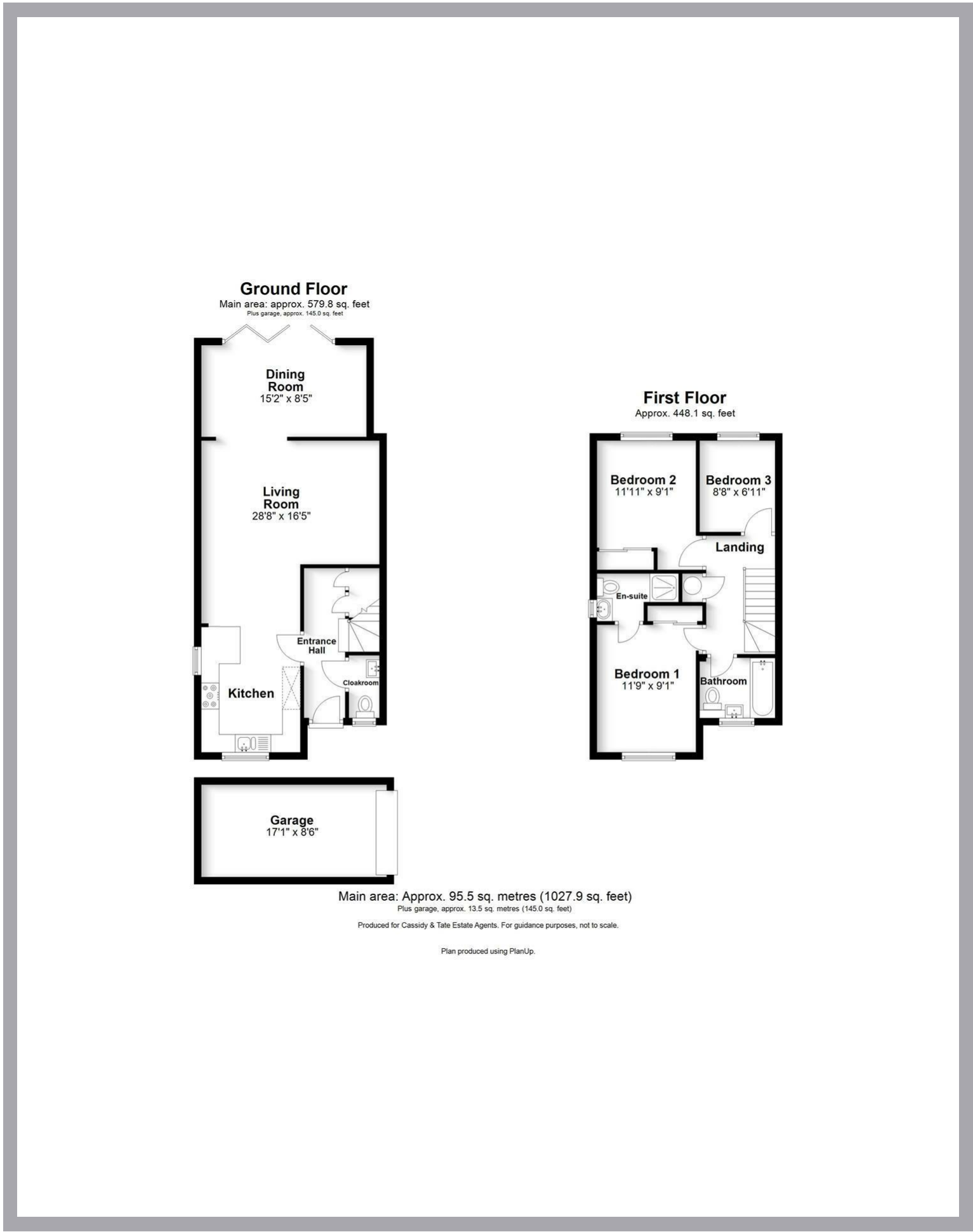
EPC Rating: Council Tax Band:





# All The Ingredients Needed For A Fabulous Lifestyle

Nestled in the charming locale of Robins Close, London Colney, this delightful end-terrace house presents an excellent opportunity for families and professionals alike. The property boasts a modern design, having been thoughtfully extended on the ground floor to create a spacious and inviting living environment. Upon entering, you will find two well-proportioned reception rooms, perfect for both relaxation and entertaining guests. The heart of the home is undoubtedly the living/dining rooms, which offers ample space for family gatherings and everyday living. The property features three comfortable bedrooms, providing a peaceful retreat for all family members. Additionally, a family bathroom. The house is part of a complete chain, making the buying process straightforward and hassle-free. For those with vehicles, the property includes a garage and with parking, a valuable asset in this sought-after area. Robins Close is ideally situated, offering easy access to local amenities and transport links. This modern home combines comfort, style, and practicality, making it an ideal choice for your next move. Don't miss the chance to make this lovely property your own.





# 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

- Three Bedrooms
- Downstairs Cloakroom
- Close To Shops
- Cul-De-Sac Location
- Garage
- Extended
- Complete Chain
- Private Garden

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	





