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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

WATSONS WALK  
ST. ALBANS  
ALI IPD

Guide Price £875,000





# All The Ingredients Needed For A Fabulous Lifestyle

Conveniently located on Watsons Walk, this charming house beautifully combines modern living with period features. The property boasts two inviting reception rooms, perfect for both relaxation and entertaining. With well-proportioned bedrooms, it offers ample space for families or those seeking a comfortable home. The house includes a contemporary shower room and an extended kitchen, which is designed to meet the needs of modern life. Additionally, a convenient downstairs w/c enhances the practicality of the layout. The spacious garden is a standout feature, providing a serene outdoor space for gardening, play, or simply enjoying the fresh air. Rear access to the garden adds to its appeal, making it easy to navigate. Situated within walking distance to the city centre and the train station, this property is ideal for those who appreciate the convenience of urban living while still enjoying a residential environment. Being chain-free, this home presents a smooth transition for potential buyers. In summary, this delightful house on Watsons Walk is a perfect blend of modern amenities and period charm, making it an excellent choice for anyone looking to settle in the vibrant community of St. Albans. \* Previous Planning Permission Granted For First Floor Extension\*



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



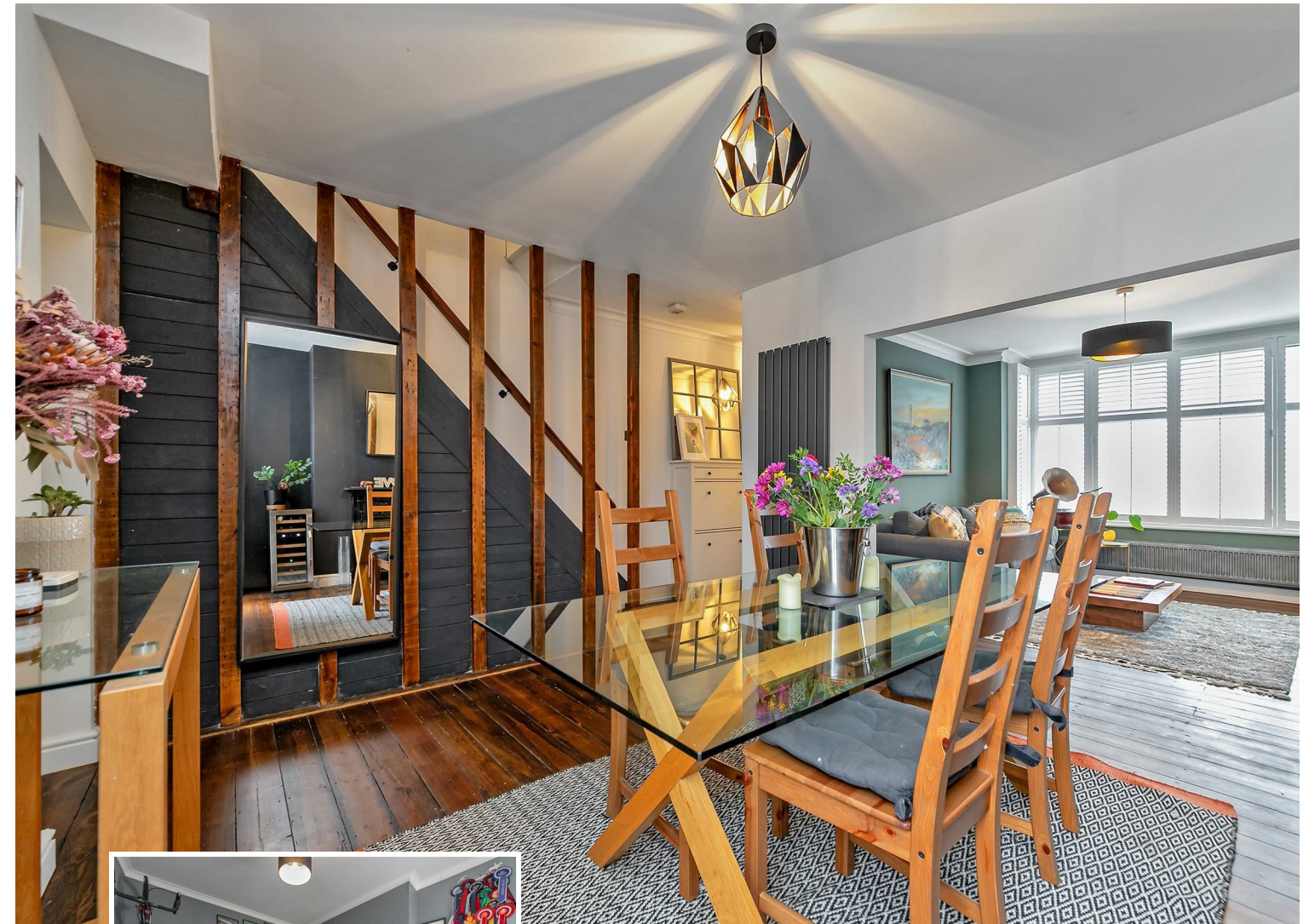
## Why Cassidy & Tate

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
- Entrance Hallway
- Extended Kitchen
- Downstairs W/C
- Three / Four Bedrooms
- Rear and Side Access
- Close To City Centre / Train Station
- Previous Planning Granted - 5/2020/3170

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		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



