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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

THE GREEN
ST. ALBANS
AL3 4GH

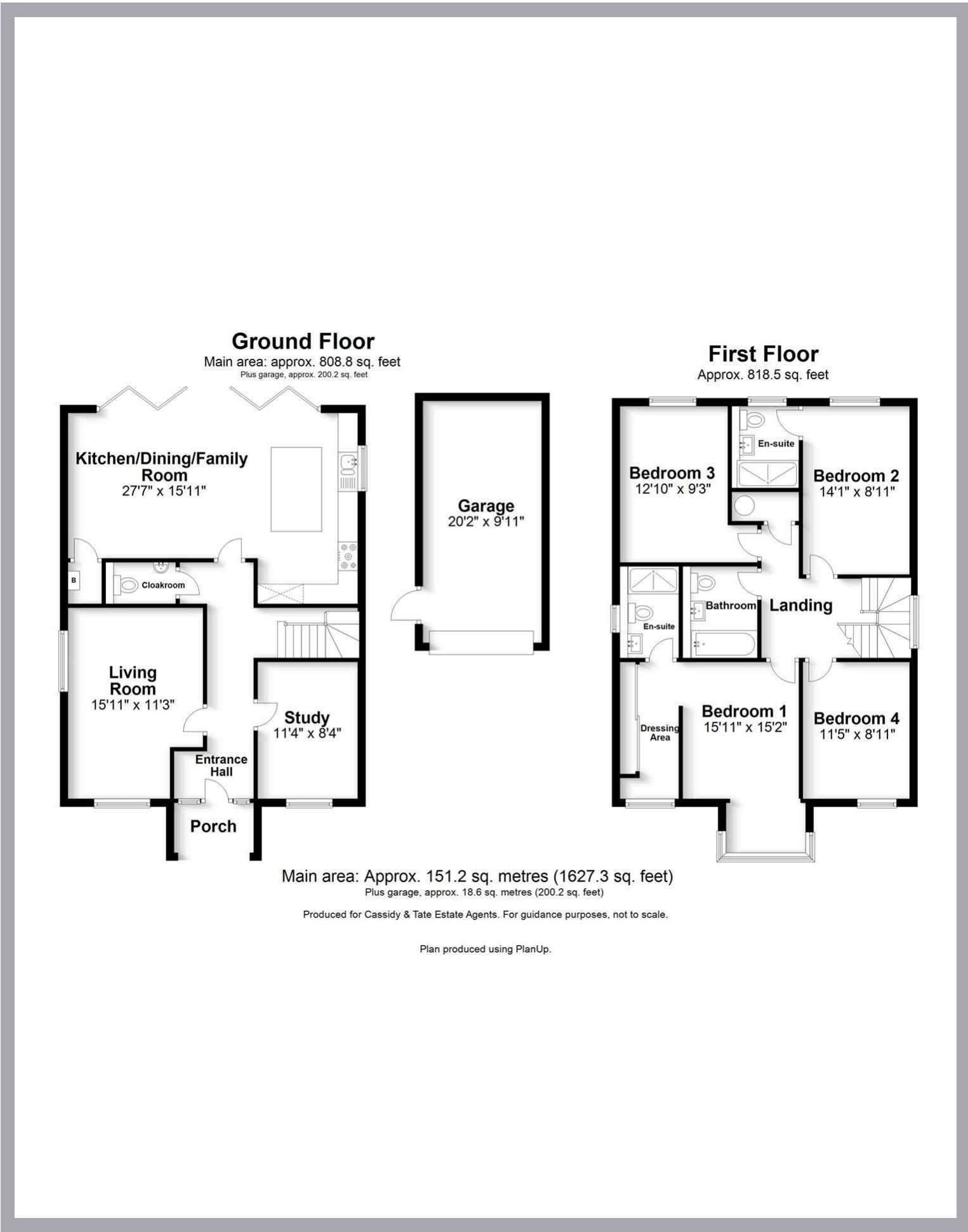
Price Guide £1,199,995

EPC Rating: C Council Tax Band: G



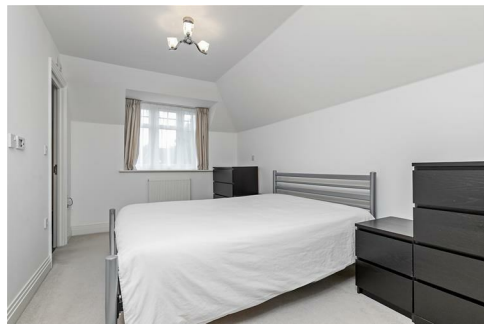
All The Ingredients Needed For A Fabulous Lifestyle

Welcome to this stunning detached house located in the picturesque area of Kings Park, St. Albans. Situated on The Green, this modern property boasts ample space with three reception rooms, four double bedrooms, and three bathrooms spread across 1,627 sq ft. One of the standout features of this property is its prime location overlooking the green, providing a tranquil and scenic view right from your doorstep. The modern design of the house is complemented by off street parking and a garage, perfect for parking or extra storage. As you step inside, you'll be greeted by a spacious interior that is ideal for both relaxing and entertaining. The property's large-than-average garden offers plenty of outdoor space for gardening, hosting gatherings, or simply enjoying the fresh air. With four double bedrooms, this house is perfect for families or those who enjoy having extra space for guests or home offices. The modern development ensures that you'll have all the conveniences of contemporary living. Don't miss out on the opportunity to own this beautiful detached house in Kings Park. Contact us today to arrange a viewing and experience the charm and comfort this property has to offer.



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



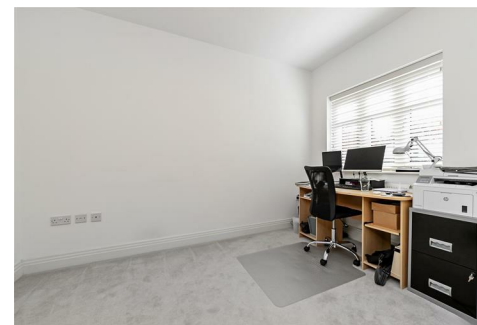
Why Cassidy & Tate

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

- Overlooking The Greens
- Four Double Bedrooms
- Three Reception Rooms
- Detached Dwelling
- Garage & Parking
- Three Bathrooms
- Large Family Garden
- Lovely Condition

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		80	
(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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

