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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

HADRIAN CLOSE
ST ALBANS
AL3 4JY

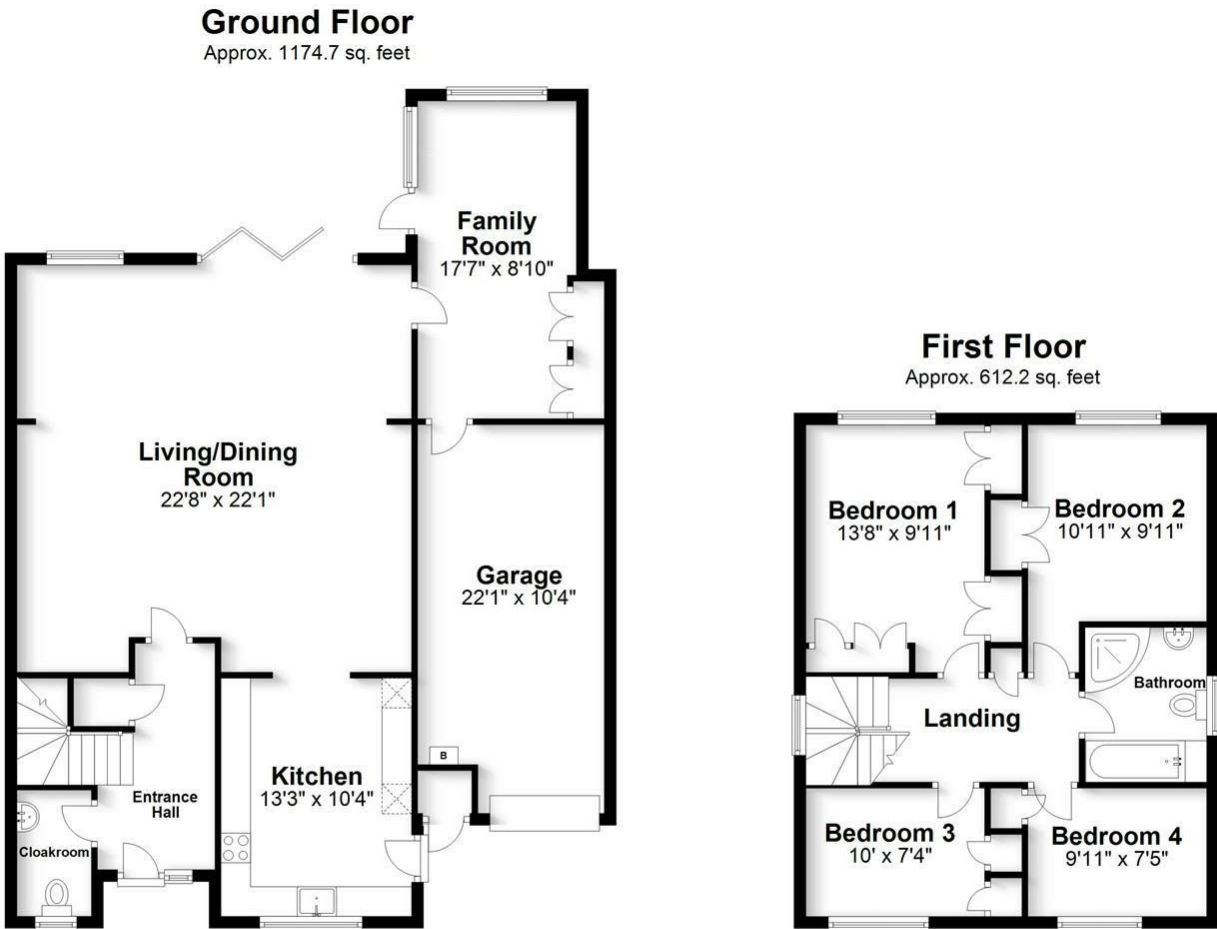
Offers In Excess Of £885,000

EPC Rating: D Council Tax Band: F



All The Ingredients Needed For A Fabulous Lifestyle

Ideally positioned in a quiet cul-de-sac location, situated close to the city centre, near to highly regarded schools, Waitrose and transport links, is this four bedroom, spacious family home. An extended property which offers generous proportioned living accommodation arranged on two levels. The ground floor layout affords a particularly well thought out design with living spaces that are comfortable and functional. Accommodation comprises of an entrance hall, refitted cloakroom, modern integrated kitchen with stone worktops opening to a 22 X 22FT living/dining room with bi fold doors leading to the rear garden, and a separate family room on the ground floor. Upstairs are four bedrooms and a refitted family bathroom. The rear south-west facing garden offers a good degree of privacy with patio area leading to level lawn, and a further decking area. There is a timber garden shed and outside lighting. A driveway with EV charging point provides off road parking which in turn leads to the garage with electric door. The garage contains utility area (washer, dryer and worktop) with pipes in place to add heating if they wish to fully convert it into a separate room. Benefits include Nest smart heating system and new boiler. Fully boarded and insulated loft with loft ladder. Hadrian Close is situated within walking distance to the lovely open spaces and the historic sites of Verulamium Park. St. Albans city centre with its extensive shopping and leisure facilities and the mainline railway station are within easy reach. Council Tax Band 'F'. EPC Band 'D'.



Total area: approx. 1786.9 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 Bedroom Home
- 22' X 22" Lounge Dining Room
- Refitted Bathroom
- Garage & Driveway
- Modern Designed Kitchen
- Family Room
- Landscaped Garden
- Cul De Sac Setting

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 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	EU Directive 2002/91/EC

