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FISHPOOL STREET  
ST. ALBANS  
AL3 4RU

Guide Price £2,250,000

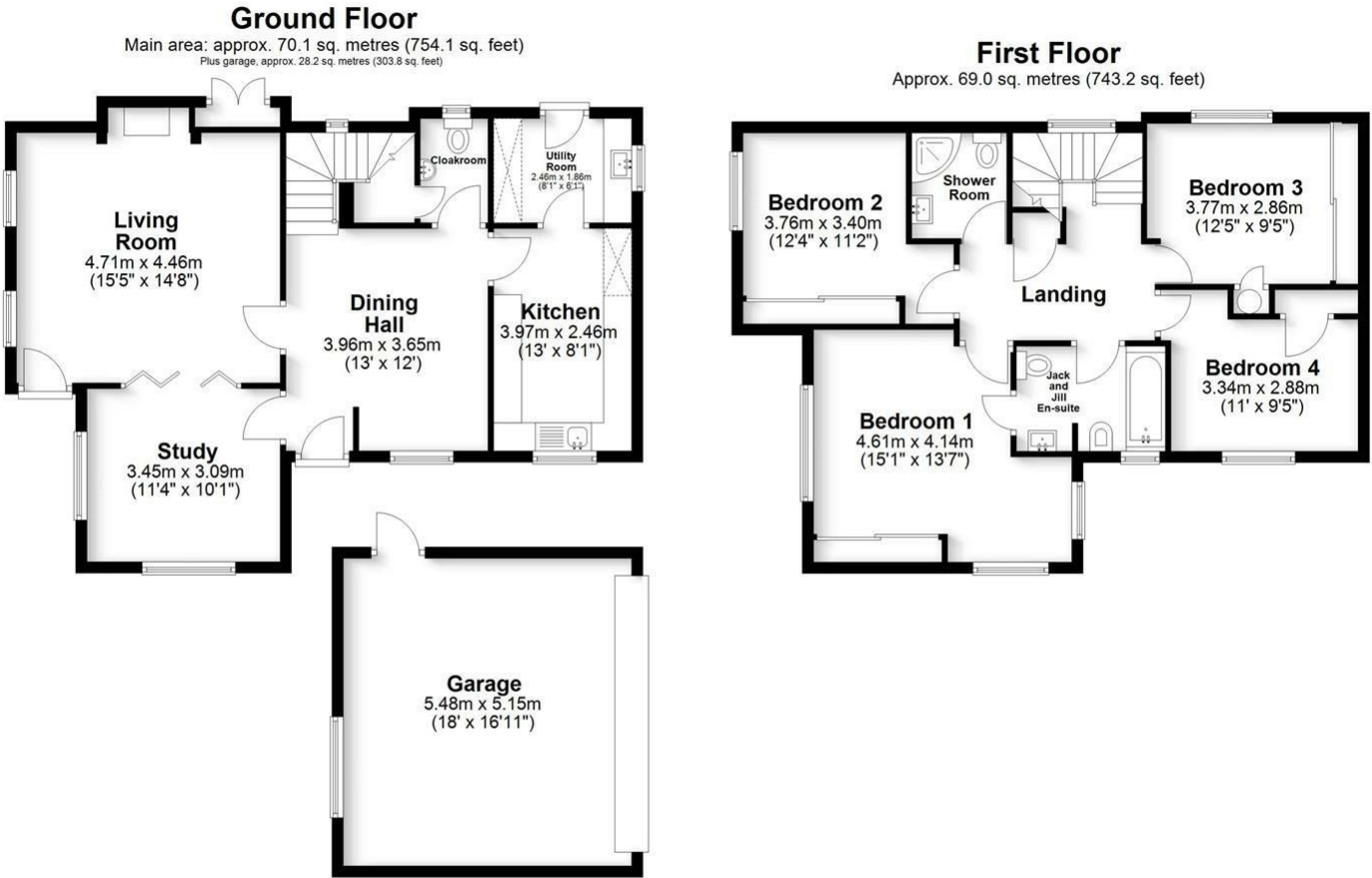
EPC Rating: D Council Tax Band: G





# All The Ingredients Needed For A Fabulous Lifestyle

Nestled in the desirable area of Fishpool Street, St. Albans, this charming detached house offers a perfect blend of comfort and potential. The property boasts two spacious reception rooms, ideal for both entertaining guests and enjoying family time. With four well-proportioned bedrooms, there is ample space for a growing family or for those who simply desire extra room. The house features two bathrooms, ensuring convenience for all residents. One of the standout aspects of this property is its prime location, which provides stunning views of the nearby lake, creating a serene backdrop for everyday living. The double garage adds practicality, offering secure parking and additional storage space. For those with an eye for expansion, there is scope to extend the property, subject to planning permission, allowing you to tailor the home to your specific needs. The proximity to Verulamium Park is a significant advantage, providing a beautiful green space for leisurely walks, picnics, and outdoor activities. Furthermore, the city centre is within walking distance, offering a variety of shops, restaurants, and amenities, making this location both convenient and vibrant. In summary, this delightful detached house on Fishpool Street presents an excellent opportunity for those seeking a family home in a sought-after area, with the added benefit of potential for future development. Don't miss the chance to make this property your own.



Main area: Approx. 139.1 sq. metres (1497.3 sq. feet)  
Plus garage, approx. 28.2 sq. metres (303.8 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

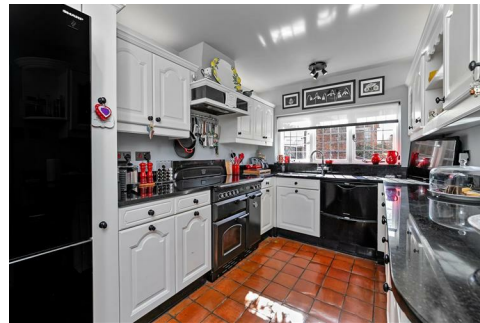
## Why Cassidy & Tate

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

- Premier Location
- Scenic Lake Views
- Private Enclosed Walled Garden
- Detached
- Double Garage
- Four Bedrooms
- Scope To Extend STPP
- Walking Distance To City Centre

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	65	
(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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