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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

WESTFIELDS
ST. ALBANS
AL3 4ND

Price Guide £1,000,000

EPC Rating: Council Tax Band: E



All The Ingredients Needed For A Fabulous Lifestyle

Nestled in the desirable area of Westfields, St. Albans, this well-presented semi-detached family home offers a perfect blend of comfort and modern living. Spanning an impressive 1,425 square feet, the property boasts four spacious bedrooms, including a convenient ensuite, alongside a well-appointed family bathroom.

The heart of the home features an open-plan living area that creates a warm and inviting atmosphere, ideal for both family gatherings and entertaining guests. In addition to the open-plan space, there are two separate reception rooms, providing ample room for relaxation and leisure. The modern kitchen, complete with a utility room, is designed for practicality and ease, making daily life a pleasure.

The attractive garden is a delightful outdoor space, perfect for enjoying sunny days or hosting barbecues with family and friends. The property is conveniently located close to a range of amenities, including schools, transport links, and major motorways, ensuring that everything you need is within easy reach.

This semi-detached house in St. Stephens is an excellent opportunity for families seeking a comfortable and stylish home in a vibrant community. With its thoughtful layout and prime location, it is sure to appeal to those looking for a perfect family residence.



Total area: approx. 1425.6 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

- Semi Detached Family Home
- Open Plan Living Accommodation
- Further Family Room
- Modern Kitchen & Utility
- Principal Bedroom En suite
- Three Further Bedrooms
- Well Presented Throughout
- St Stephens Parish Area

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	

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	

