



CELL BARNES LANE

ST. ALBANS

ALI 5QY

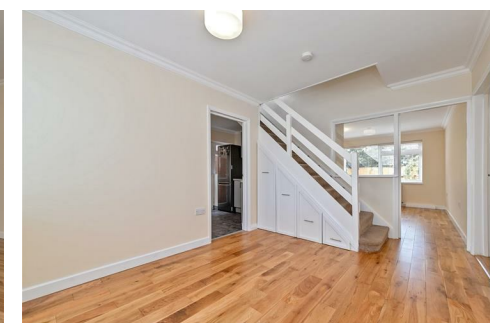
£3,000 Per Month

EPC Rating: D Council Tax Band: E



## All The Ingredients Needed For A Fabulous Lifestyle

Nestled on the charming Cell Barnes Lane in St. Albans, this delightful detached house presents an exceptional opportunity for those seeking a comfortable and modern family home. Available for immediate occupancy, this property boasts spacious reception rooms, providing ample space for relaxation and entertaining. The residence features three bedrooms, perfect for families and a modern bathroom. One of the standout features of this property is its recent renovation, which has enhanced both its aesthetic appeal and functionality. The modern finishes and thoughtful design create a welcoming environment that is ready for you to move in and make your own. Convenience is key, as this home is located in close proximity to St. Albans City Station, making commuting a breeze. Additionally, families will appreciate the excellent schools and local shops nearby, catering to all your daily needs. The property includes a garage, providing secure parking or extra storage space. In summary, this newly renovated detached house on Cell Barnes Lane is a perfect blend of comfort, style, and convenience, making it an ideal choice for anyone looking to settle in the vibrant community of St. Albans. Don't miss the chance to view this wonderful property.







## Specialists in Bespoke Properties

- Available October
  - Driveway
  - South-Facing Garden
  - School Catchment Area
  - One weeks holding fee based on the asking price £692.30
  - Three Bedrooms
  - Newly Renovated
  - Close To City Station
  - Detached
  - Five weeks deposit based on the asking price £3461.53
- Free Online Valuation

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	59
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		







# 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



St Albans Office  
10 High Street, St Albans  
Herts AL3 4EL  
01727 228428  
stalbans@cassidyandtate.co.uk

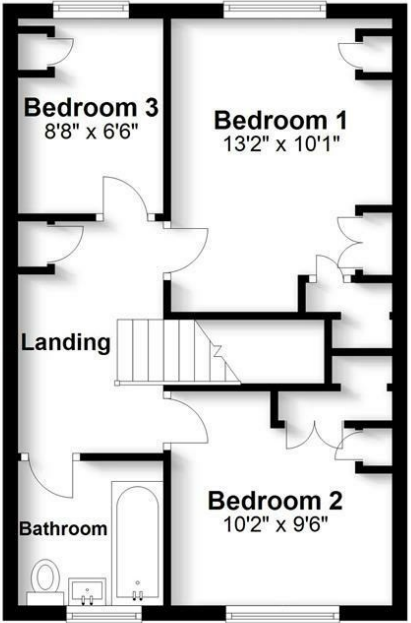
Marshalswick Office  
59 The Quadrant, St Albans,  
Herts AL4 9RD  
01727 832383  
marshalswick@cassidyandtate.co.uk

Wheathampstead Office  
39 High Street, Wheathampstead,  
Herts AL4 8BB  
01582 831200  
wheathampstead@cassidyandtate.co.uk

**Ground Floor**  
Approx. 712.6 sq. feet



**First Floor**  
Approx. 441.0 sq. feet



Total area: approx. 1153.6 sq. feet

Produced for Cassidy & Tate Estate Agents. For guidance purposes, not to scale.

Plan produced using PlanUp.



Award Winning Agency

