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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

THE MEADS
ST. ALBANS
AL2 3QJ

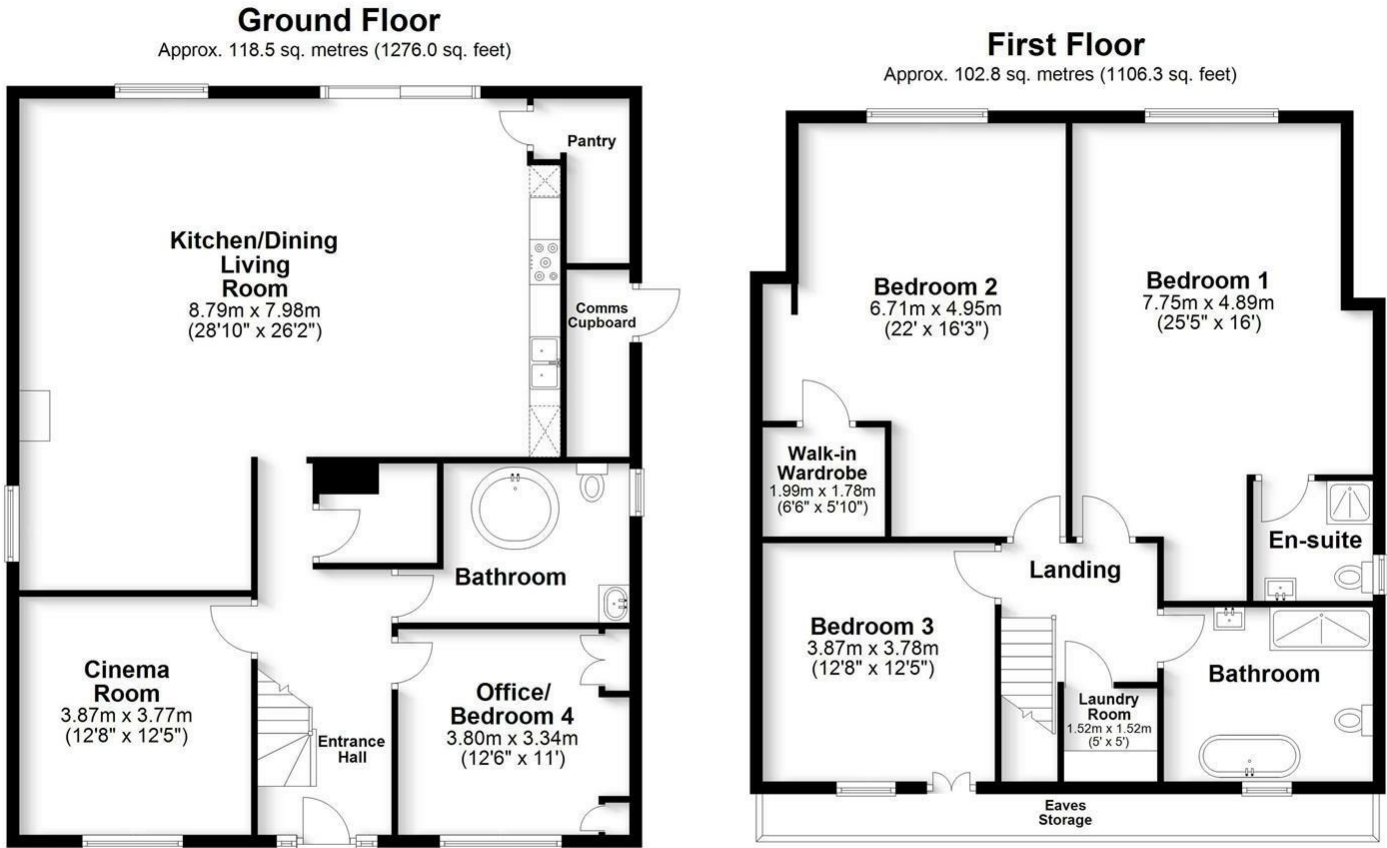
Price Guide £1,225,000

EPC Rating: C Council Tax Band: F



All The Ingredients Needed For A Fabulous Lifestyle

Nestled in the charming area of The Meadows, Bricket Wood, St. Albans, this splendid 1930s detached property offering a perfect blend of classic charm and modern living. With four generously sized double bedrooms, this property is ideal for families seeking space and comfort. The layout features two inviting reception rooms, providing ample space for relaxation and entertaining guests. The heart of the home is the open-plan kitchen, living, and dining area, which creates a warm and welcoming atmosphere, perfect for family gatherings and social occasions. The high specification of the property ensures that every detail has been thoughtfully considered, making it a delightful place to call home. In addition to the spacious bedrooms, the property boasts three well-appointed bathrooms, catering to the needs of a busy household. The larger plot offers potential for further extension, subject to planning permission, allowing you to tailor the property to your specific needs and desires. This detached property is not only a beautiful residence but also a fantastic opportunity for those looking to invest in a property with room to grow. With its prime location in Bricket Wood, you will enjoy the tranquillity of suburban living while being conveniently close to local amenities and transport links. This property truly represents a rare find in the market, combining space, style, and potential in one exquisite package.

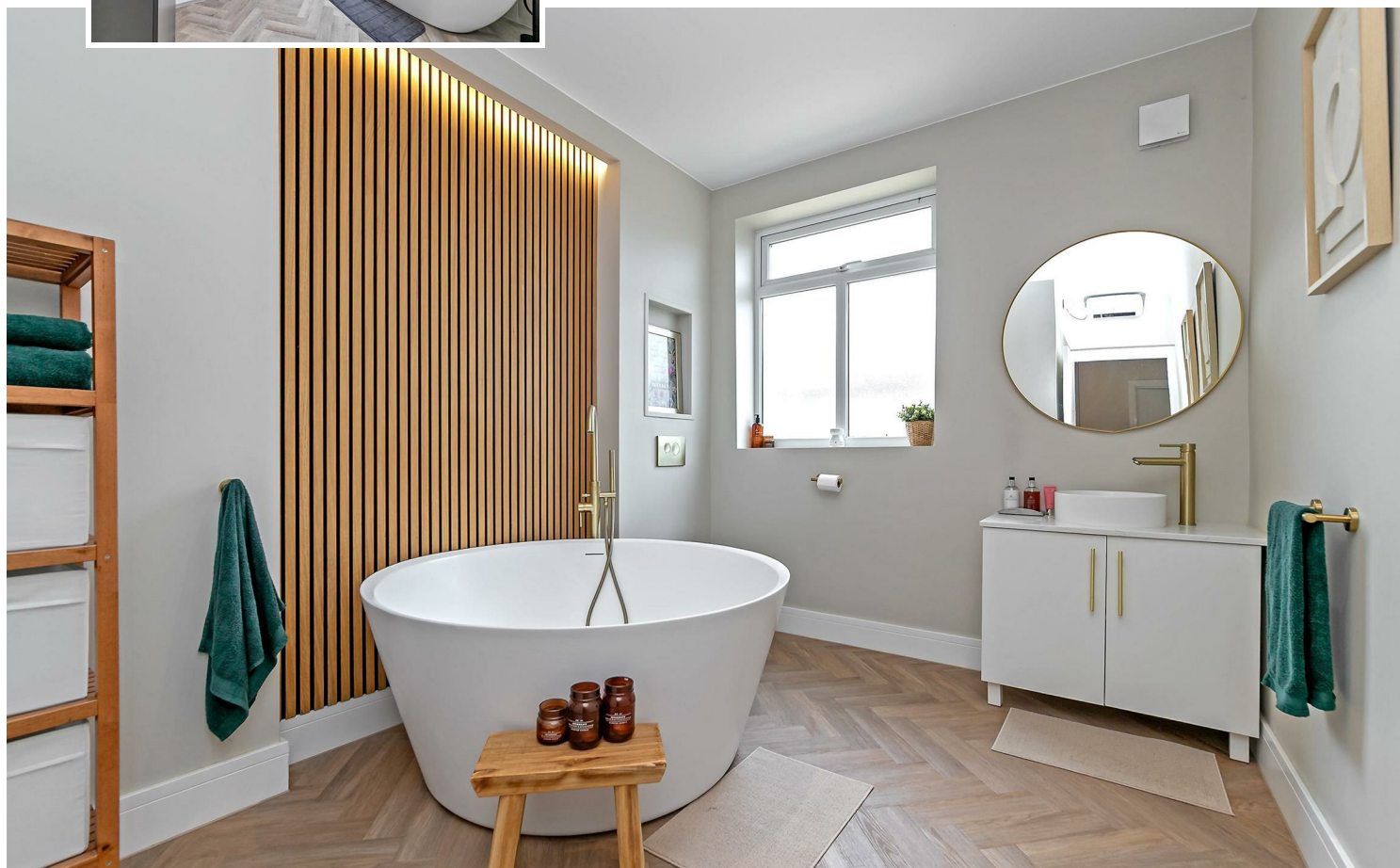
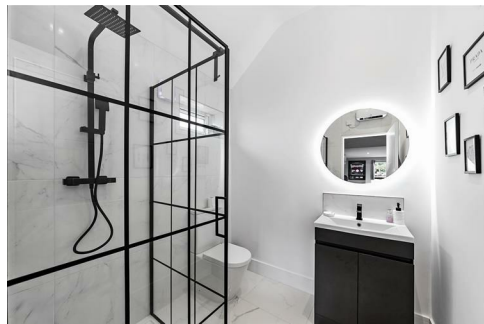


Total area: approx. 221.3 sq. metres (2382.3 sq. feet)
Produced for Cassidy & Tate Estate Agents. For guidance purposes, not to scale.

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

- Large Detached Property
- Amazing Specification
- Four Double Bedrooms
- Large Driveway
- Semi Rural Location
- Fully Refurbished
- Open Plan Accommodation
- Two Bathrooms
- Village Lifestyle
- Low Maintenance Garden

Free Online Valuation



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	81
(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	

