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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

WATFORD ROAD
ST. ALBANS
AL2 3BY

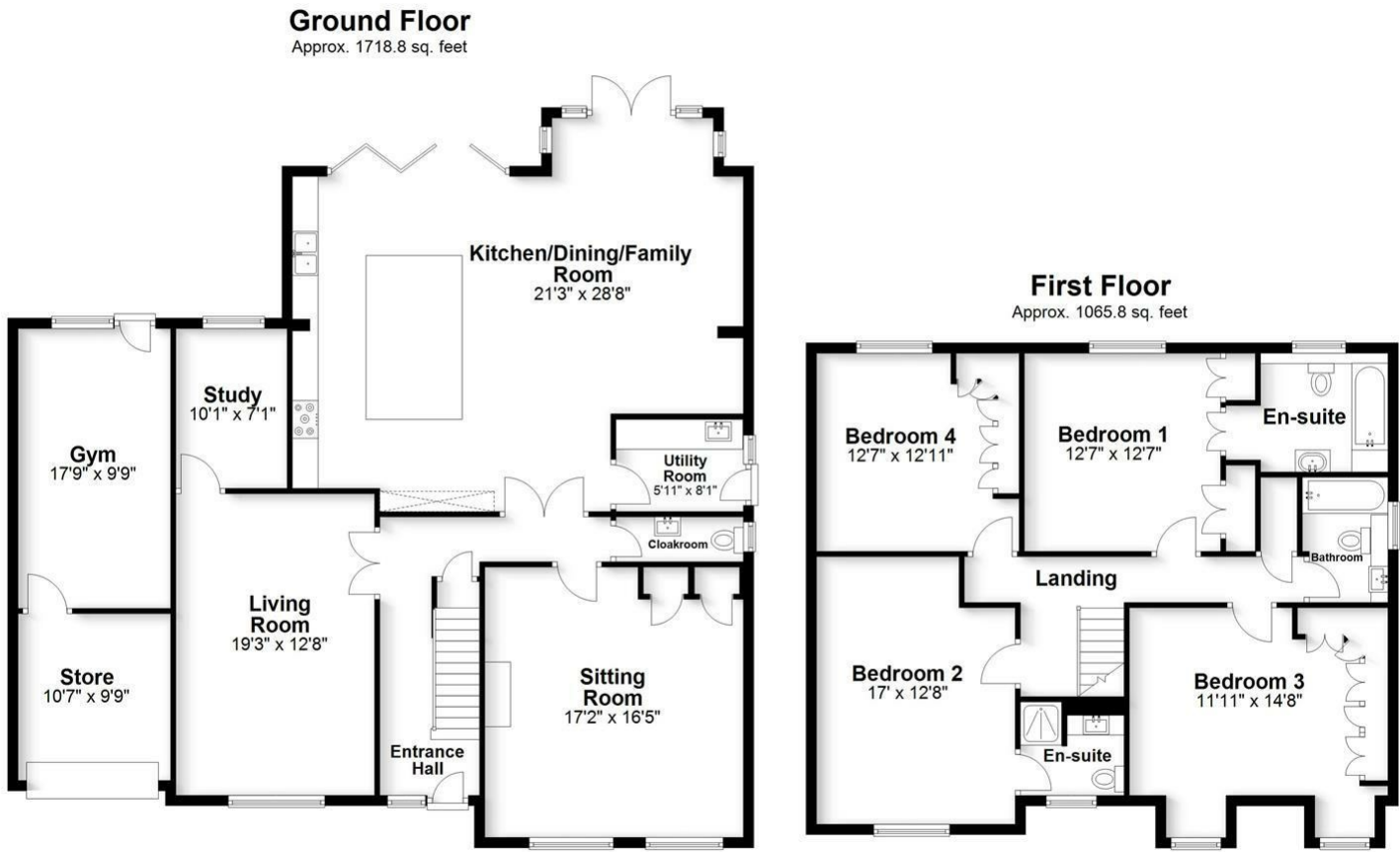
Offers In Excess Of £1,500,000

EPC Rating: C Council Tax Band: G



All The Ingredients Needed For A Fabulous Lifestyle

Nestled in a prestigious gated development of just two houses, this impressive detached property on Anvil Place in St. Albans offers a perfect blend of luxury and comfort. With a generous layout, the house boasts three spacious reception rooms, providing ample space for both relaxation and entertaining. The property features four well-appointed bedrooms, including two with en-suite bathrooms, ensuring privacy and convenience for family members and guests alike. The entrance hallway welcomes you into this splendid home, setting the tone for the elegance that lies within. Situated off the Watford Road, this residence combines the tranquillity of a private setting with easy access to local amenities and transport links. This large detached house is ideal for families seeking a spacious and stylish living environment in a sought-after area. Do not miss the opportunity to make this exceptional property your new home.



Total area: approx. 2784.6 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

- Gated Development
- Private Rear Garden
- Four Bedrooms
- Garage/Store
- Detached Property
- Private Driveway
- Two En-Suites
- semi Rural Location

Free Online Valuation



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		69	76
EU Directive 2002/91/EC			

