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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

SHEPPARDS CLOSE
ST ALBANS
AL3 5AL

£4,000 Per Month

EPC Rating: C Council Tax Band: G



All The Ingredients Needed For A Fabulous Lifestyle

Nestled in the desirable Sheppards Close cul de sac, this impressive detached house offers a perfect blend of space and comfort, ideal for family living. With five generously sized bedrooms, this property provides ample room for both relaxation and privacy. The three well-appointed bathrooms ensure that morning routines are a breeze, catering to the needs of a busy household.

The ground floor features an inviting reception room, large home office/playroom, and newly fitted open plan kitchen/dining room that leads on to the beautiful rear garden.

The first floor has four good sized bedrooms, the main with an en suite shower room, and a family bathroom.

The second floor has a further loft bedroom also with en suite bathroom.

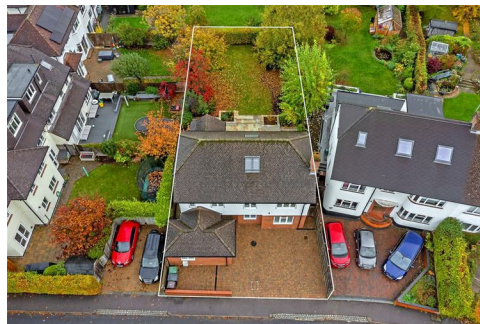
To the front is driveway parking for a couple of cars and a storage garage.

St Albans is renowned for its vibrant community and excellent amenities, including shops, schools, and parks, all within easy reach. The property is also conveniently located for access to transport links, making it an ideal choice for commuters.



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

- Detached Family Home
- Five Bedrooms
- Living Room
- Open plan Kitchen/Dining Room
- One weeks holding fee based on the asking price £923.07
- Cul de Sac location
- Three Bathrooms
- Home Office/Playroom
- Driveway Parking
- Five weeks deposit based on the asking price £4615.38

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		
EU Directive 2002/91/EC		
England & Wales		

Free Online Valuation



