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Cassidy  
& Tate  
Your Local Experts

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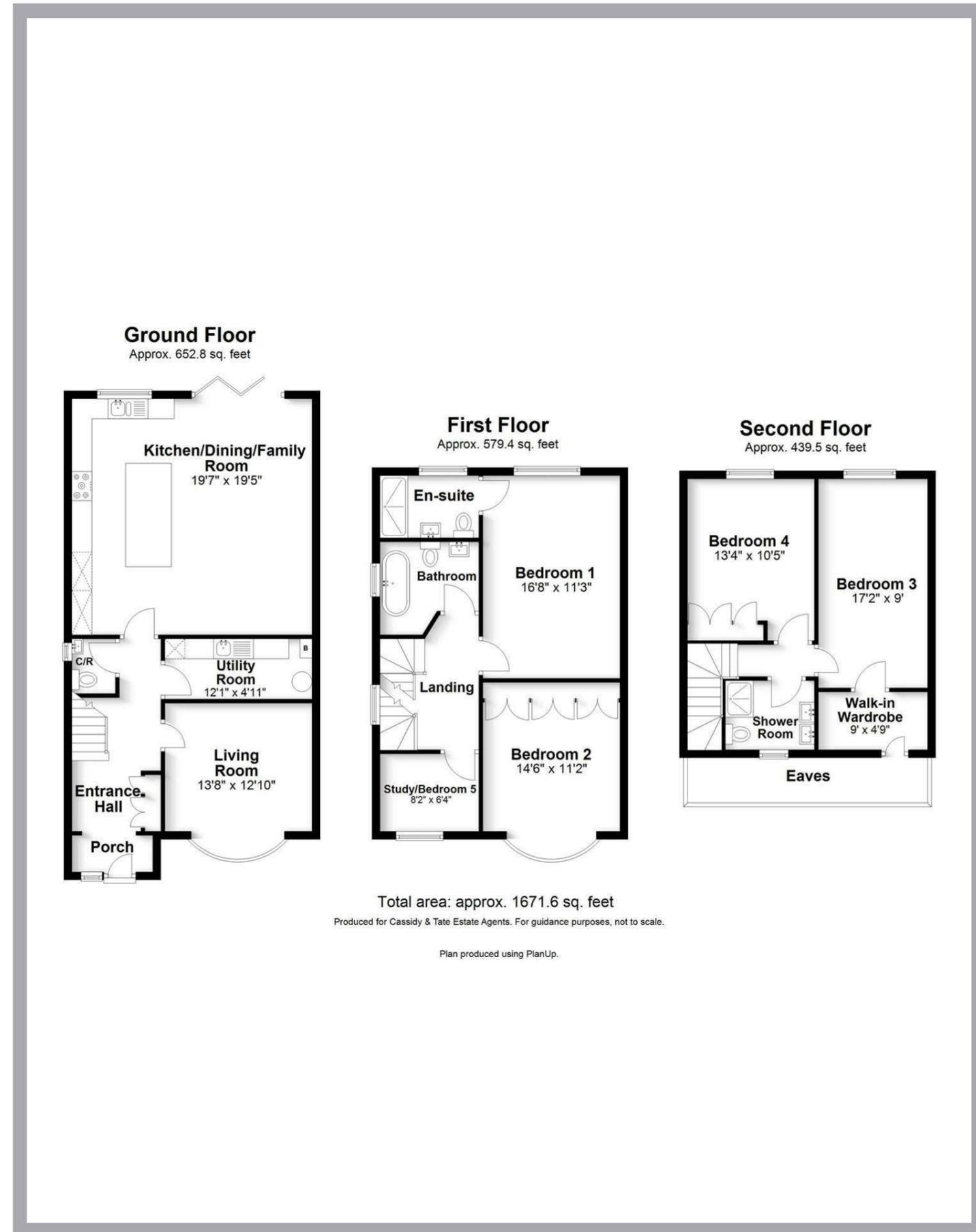
Award Winning Agency

HATFIELD ROAD  
ST. ALBANS  
AL4 0SX



## All The Ingredients Needed For A Fabulous Lifestyle

A beautiful five-bedroom detached family home with three bathrooms, a large 90' rear garden, and driveway parking for multiple cars is available in a popular area of St Albans. This stunning recently extended and refurbished home is spread over three floors, with a huge live-in kitchen/dining/family room, a cosy front living room and a utility room on the ground floor. The first floor features three bedrooms, including one with an en-suite, and a family bathroom. On the top floor, there are two additional bedrooms and another family bathroom. The property has plenty of storage space throughout. The house is located in a popular residential area on the east side of St Albans, with easy access to local amenities, and well-regarded schools, and less than two miles from St Albans town centre and the mainline railway station into London St Pancras. The Alban Way, ideal for cycling, running, dog walking, and family walks, is close by, as are Longacre's and Fleetville's parks. St Albans, a historic city in Hertfordshire, England, is renowned for its rich history dating back to Roman times when it was known as Verulamium. The city boasts several notable landmarks and attractions, including the magnificent St Albans Cathedral, one of the oldest and most impressive cathedrals in the country. The charming city centre features a blend of medieval and Georgian architecture, with cobbled streets, traditional pubs, and independent shops. St Albans also has beautiful green spaces, such as Verulamium Park and Clarence Park, where visitors can enjoy leisurely walks or picnics. The city has a vibrant cultural scene, with a variety of events taking place throughout the year.



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

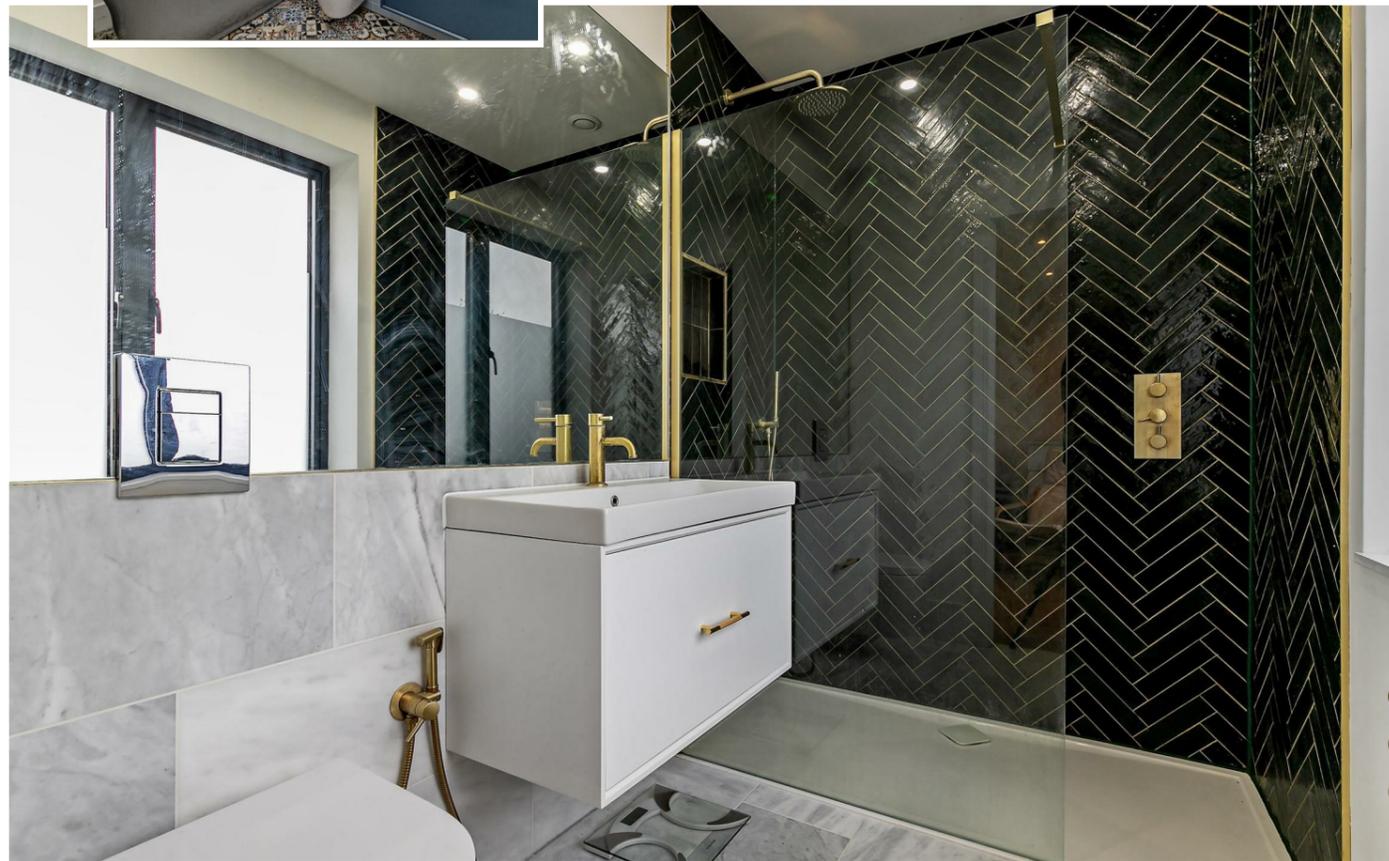
## Why Cassidy & Tate

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

- EPCC
- Council Tax Band F £3,025
- Five Bedrooms
- Large 90' South-facing Garden
- Freehold
- Detached & Extended
- En-suite And Two Further Bathrooms
- Close to Well Regarded Schools

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>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
76	83
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	

