

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

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Award Winning Agency



www.cassidyandtate.co.uk

RUNCIE CLOSE
ST. ALBANS
AL4 9AX

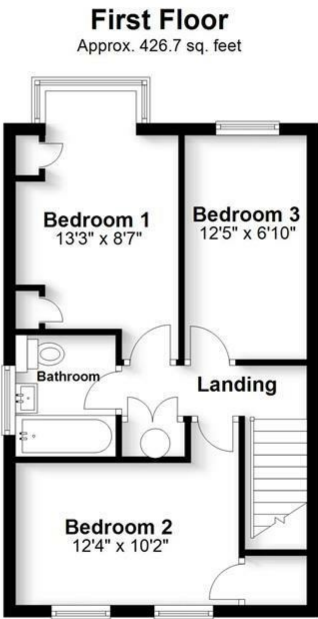
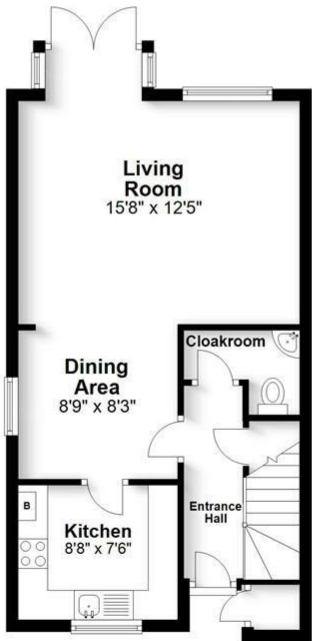
Guide Price £700,000

EPC Rating: C Council Tax Band: E



All The Ingredients Needed For A Fabulous Lifestyle

Nestled in the desirable Runcie Close, this modern semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 880 square feet, the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. Upon entering, you are welcomed into an entrance hall with a cloak room and a bright, airy reception room with a dining area, perfect for relaxation and entertaining. A refitted modern kitchen is to the front. The layout flows seamlessly, providing a warm and inviting atmosphere throughout. The property boasts a well-appointed bathroom, ensuring all your needs are met. One of the standout features of this home is the ample parking available, accommodating up to two vehicles in front of the garage. A pretty and private garden is to the rear. Families will appreciate the excellent educational opportunities, as the property falls within the sought-after Sandringham School catchment area. For those who enjoy shopping and leisure activities, the Quadrant Shopping Centre is just a short walk away, offering a variety of shops, eateries, bars and amenities. Furthermore, the nearby Marks& Spencer food hall ensures that daily necessities are easily accessible. A lovely play park is nearby for outdoor enthusiasts, providing a perfect space for children to play and for families to enjoy the fresh air. St Albans offers a comprehensive range of shopping facilities, a Roman City of great historical interest, with many restaurants, boutique shops and a fast mainline station direct to Kings Cross/St Pancras International. The surrounding countryside provides many leisure activities, including walking, riding, golf courses, and leisure centres.



Main area: Approx. 81.8 sq. metres (880.2 sq. feet)
Plus garage, approx. 13.2 sq. metres (142.4 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

- Three Bedrooms
- Sandringham School Catchment
- Pretty Garden
- EPC: C
- Semi-Detached
- Walk to Quadrant Shopping Centre
- Garage & Parking
- Council Tax Band: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(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	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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

