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Cassidy
& Tate
Your Local Experts



Award Winning Agency



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CROUCH HALL GARDENS
ST. ALBANS
AL3 7EL

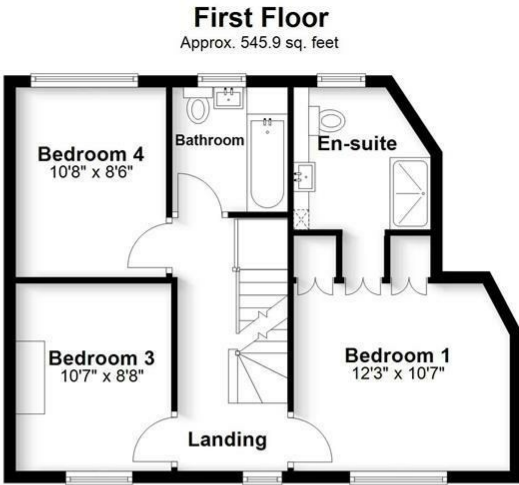
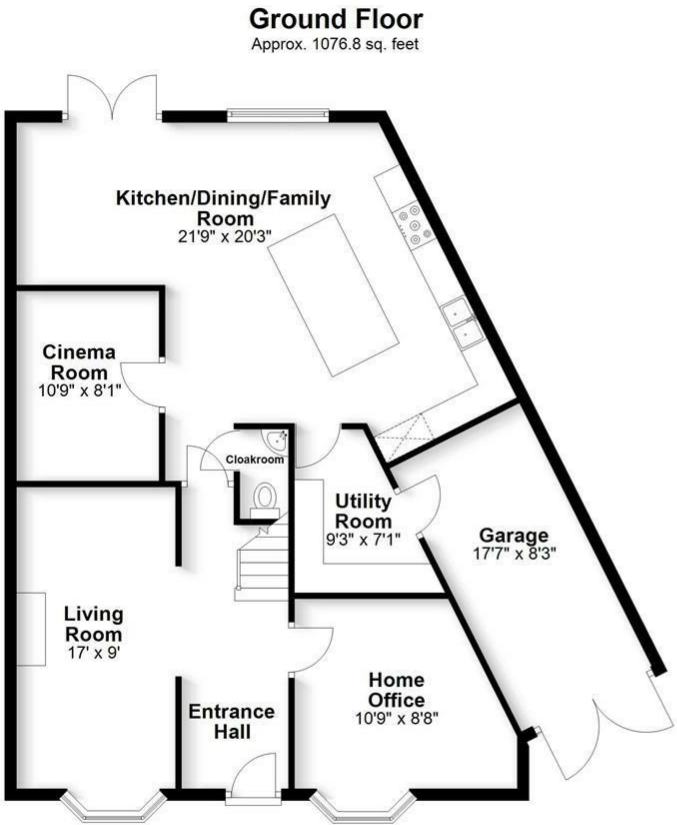
Price Guide £950,000

EPC Rating: C Council Tax Band: E



All The Ingredients Needed For A Fabulous Lifestyle

Located in the charming village of Redbourn, St. Albans, this semi-detached house offers a delightful blend of space and comfort. With four generously sized double bedrooms, this property is perfect for families or those seeking extra room for guests. The house has been largely extended, providing ample living space that is both functional and inviting. Upon entering, you will find four well-appointed reception rooms, each offering a unique atmosphere for relaxation, entertaining, or family gatherings. The layout is designed to maximise light and space, creating a warm and welcoming environment throughout the home. The property boasts three modern bathrooms, ensuring convenience for all residents and visitors. The thoughtful design and quality finishes throughout enhance the overall appeal of this lovely home. Situated on a private road, this residence also includes a garage, providing secure parking and additional storage options. The tranquil setting of Redbourn adds to the allure, with its picturesque surroundings and community spirit, making it an ideal place to call home. This property is a rare find, combining spacious living with the charm of village life. It presents an excellent opportunity for those looking to settle in a peaceful yet vibrant community. Don't miss the chance to make this beautiful house your new home.



Total area: approx. 1852.6 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

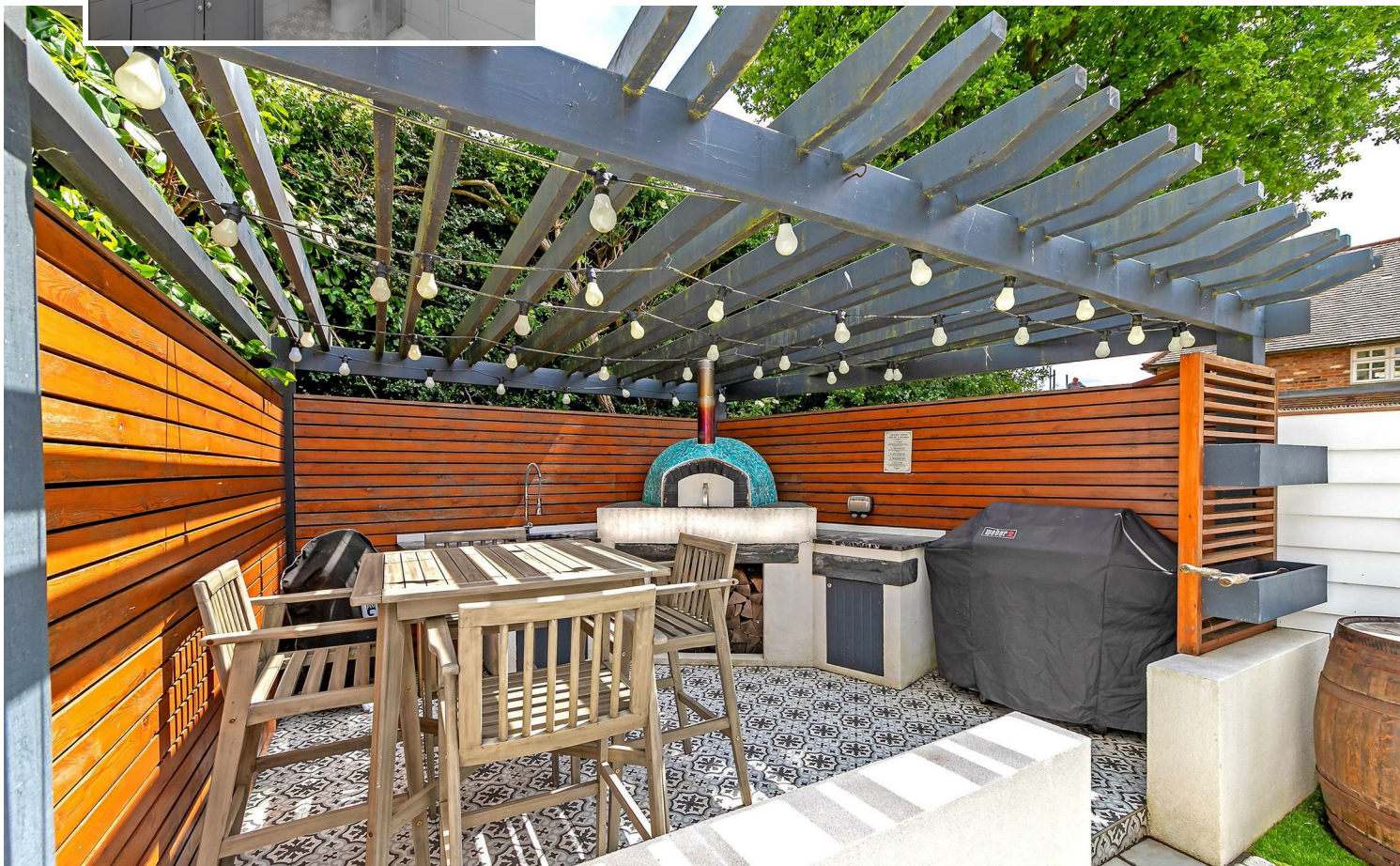
Why Cassidy & Tate

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

- Prime Location
- Four Reception Rooms
- Walking To Common
- Drive & Garage
- Four Double Bedrooms
- Three Bathrooms
- Landscaped Garden
- Private Road

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		77	85
		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	

