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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



[www.cassidyandtate.co.uk](http://www.cassidyandtate.co.uk)

DAMSON WAY  
ST ALBANS  
AL4 9XU

Offers Over £1,100,000

EPC Rating: C Council Tax Band: G



# All The Ingredients Needed For A Fabulous Lifestyle

Set on the sought-after Damson Way in St Albans, this beautifully refurbished detached home blends contemporary style with everyday comfort—perfectly suited to modern family living. Finished to a high standard throughout, the property offers generous, well-designed spaces, including four spacious bedrooms and two stylish bathrooms, ensuring both comfort and convenience for families and guests alike. At its heart are two welcoming reception rooms and a sleek kitchen/breakfast room—ideal for entertaining or relaxed day-to-day living. The home also offers exciting potential for future extension (subject to planning permission), providing flexibility for evolving needs. Situated within walking distance of the highly regarded Oakwood, Sandringham and Beaumont schools, the location is ideal for families prioritising top-tier education. Externally, the property benefits from a larger-than-average family garden, a garage, and ample off-street parking—ticking all the boxes for practicality and outdoor space. With its prime location, turnkey interiors, and scope to grow, this standout St Albans home is a rare opportunity not to be missed.



Total area: approx. 1378.3 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
- Two Bathrooms
- Lovely Gardens
- Potential To Extend stpp
- Walking To Sandringham
- Four Bedrooms
- Two Reception Rooms
- Garage & Parking
- Walking To Beaumont & Oakwood
- Larger Than Average Plot

| 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                     | 72      | 76        |
| England & Wales                             |         |           |



