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**Cassidy  
& Tate**  
Your Local Experts



Award Winning Agency



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

**TOWNSEND DRIVE  
ST. ALBANS  
AL3 5RH**

Price Guide £1,000,000

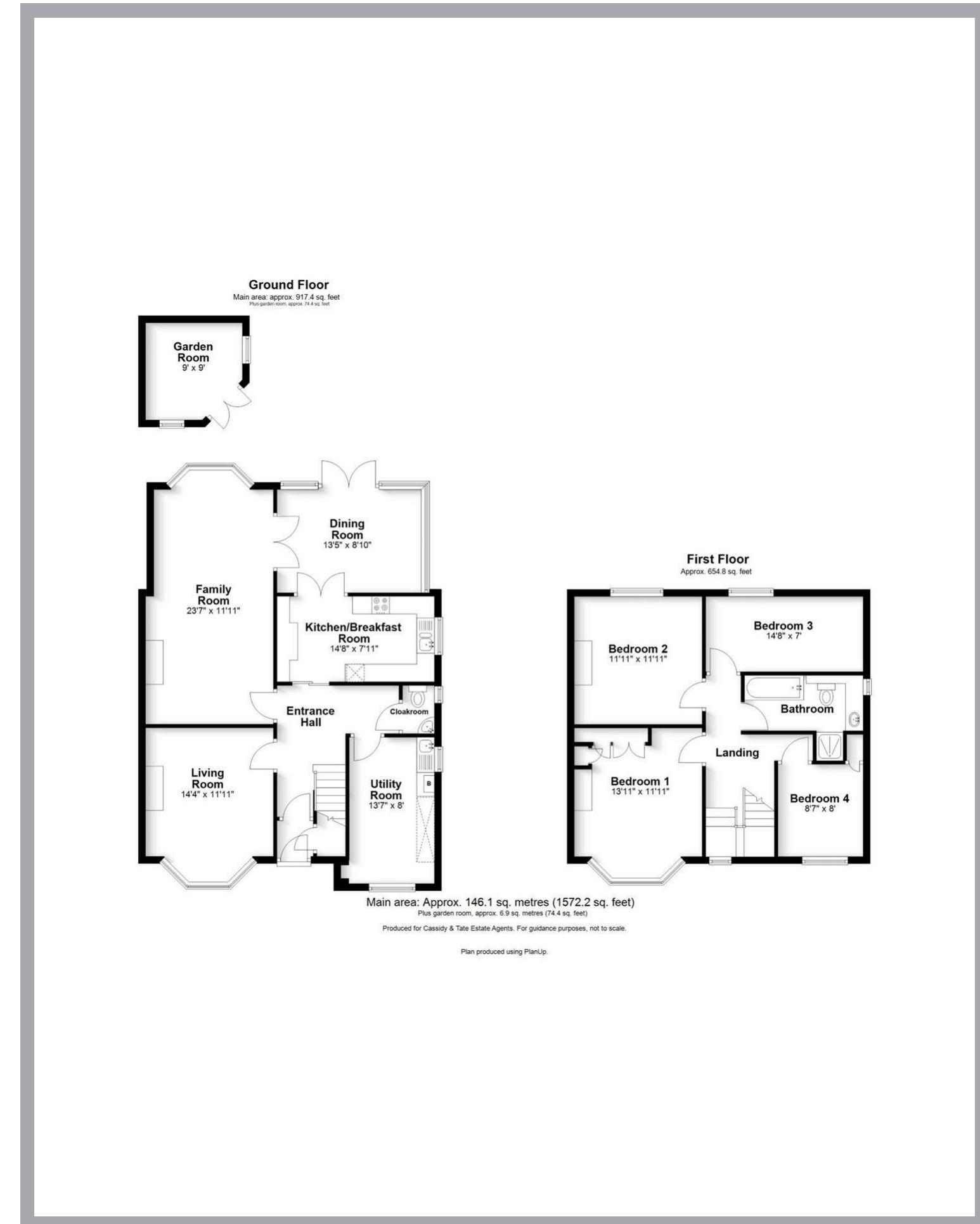
EPC Rating: D Council Tax Band: F



# All The Ingredients Needed For A Fabulous Lifestyle

An extended four bedroom 1930's semi-detached home offers a perfect blend of comfort and convenience located in the desirable location of Townsend Drive, convenient for both the City centre and well regarded schools. The property features an impressive layout with three reception rooms, providing ample space for both relaxation and entertaining whilst the heart of the home is the modern kitchen. On the first floor, there are four well-proportioned bedrooms and a family bathroom. For those who appreciate practicality, the property includes a large utility room, making laundry and storage a breeze. The spacious driveway accommodates parking for up to three cars adding to the convenience of this lovely home.

Outside, there is a mature and private garden. Families will be delighted by the nearby educational options, with Garden Fields JMI School directly opposite and St Albans High School for Girls just a short distance away, both of which are highly regarded institutions. This semi-detached house on Townsend Drive offers a perfect setting for family life in a vibrant community. With its generous living spaces, modern amenities, and proximity to excellent schools, this property is an opportunity not to be missed.



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

- Four Bedroom Home
- Three Reception Rooms
- Walk To City Centre
- Near Schools
- Off Road Parking

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	76	68	
EU Directive 2002/91/EC			



