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Cassidy
& Tate
Your Local Experts



Award Winning Agency



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HAMILTON ROAD
ST. ALBANS
AL1 4PZ

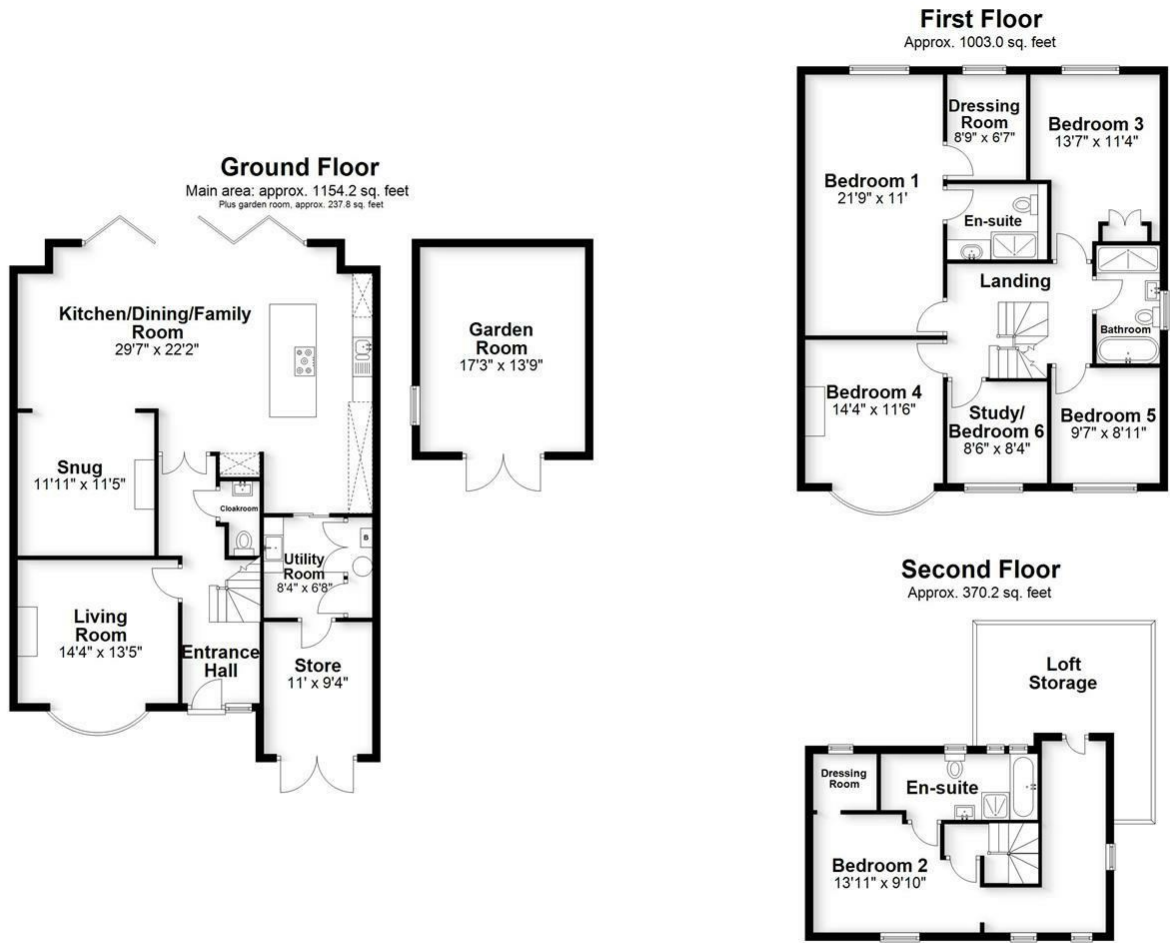
Guide Price £1,595,000

EPC Rating: D Council Tax Band: F



All The Ingredients Needed For A Fabulous Lifestyle

Cassidy and Tate are delighted to present a tastefully extended, six double bedroom semi-detached property situated in an enviable location. The property is in walking distance of the beautiful open spaces of Clarence Park, close to the mainline railway station and within the catchment of excellent schools, making this an appealing family home. Bright and spacious living accommodation is arranged over three levels comprising of an entrance hall, cloakroom, utility room, three reception rooms, six bedrooms, two-suites and a family bathroom. The ground floor is intended for living with well-proportioned rooms that can accommodate the family's everyday busy schedules. The stylish kitchen/dining/family room is the ideal setting for gatherings with bi-folding doors, making for easy flow from inside to out. A snug can be found off the family room. The living room has a bay window with feature log-burning stove, lending a cosy feel to the space. Upstairs are five double bedrooms and a family bathroom. The principal bedroom benefiting from an en-suite and dressing room. On the second floor, a spacious bedroom with en-suite and ample storage space in the eaves. The property is further enhanced by a lovely, generous rear garden enclosed by timber boundary fencing with a two full width patio areas, and mostly laid to lawn. A useful garden office with light and power is located to the rear. To the front of the property is a brick paved driveway with ample off road parking which in turn leads to the store garage.



Main area: Approx. 234.8 sq. metres (2527.5 sq. feet)
 Plus garden room, approx. 22.1 sq. metres (237.8 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



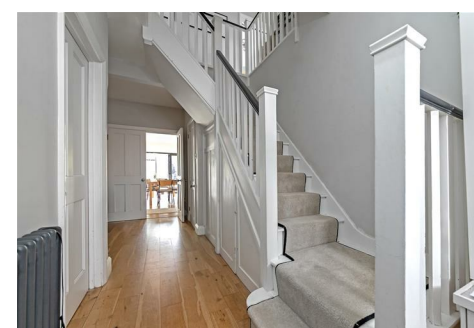
Why Cassidy & Tate

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

- Six Double Bedrooms
- Open-Plan Living
- Close To Clarence Park
- Dressing Room
- Large Garden
- Walking Distance To City Station
- Two En-Suites
- Premier Location

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		
	62	72
EU Directive 2002/91/EC		
England & Wales		



