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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

HAZEL ROAD  
ST ALBANS  
AL2 2AJ

Price Guide £1,000,000

EPC Rating: C Council Tax Band: F



## All The Ingredients Needed For A Fabulous Lifestyle

Occupying a delightful position within the highly sought-after village of Park Street, this exceptional detached family home offers over 2,400 sq ft of beautifully proportioned accommodation, perfectly combining space, versatility and modern family living. Offered to the market chain free, this is a rare opportunity to acquire a substantial home in one of the area's most desirable village locations. The property features four generous double bedrooms, four stylish bathrooms and four versatile reception rooms, providing an abundance of living space to suit families of all sizes. Whether entertaining guests, working from home or simply enjoying everyday life, the flexible layout effortlessly adapts to a variety of lifestyles. A particular highlight is the professionally built, fully self-contained annex, offering outstanding flexibility for multi-generational living, independent family members, guest accommodation, a home office or studio, or potential supplementary income (subject to any necessary consents). Outside, the property enjoys private parking for two vehicles, while the surrounding village offers an enviable lifestyle with excellent local amenities, highly regarded schools, picturesque countryside walks and convenient transport links, all within easy reach of the vibrant city of St Albans.

Homes offering this combination of size, flexibility and location are seldom available. With over 2,400 sq ft of accommodation, four double bedrooms, four reception rooms, four bathrooms, a superb self-contained annex and the added advantage of no onward chain, this outstanding home presents everything a growing family could wish for.



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

- Over 2,400 Square Feet
- Self Contained Annex
- Lovely Condition Throughout
- Four Large Reception Rooms
- Off Street Parking
- Large Detached House
- Chain Free
- Four Double Bedrooms
- Four Bathrooms
- Family Garden

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	74	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



