Cassidy & Tate
Your Local Experts



TILSWORTH WALK

ST. ALBANS

AL4 9JT

Guide Price £315,000

EPC Rating: C Council Tax Band: D



All The Ingredients Needed For A Fabulous Lifestyle

Situated in the desirable residential area of Jersey Farm, St Albans, this charming one-bedroom freehold terraced house offers an excellent opportunity for first-time buyers, downsizers or anyone seeking a comfortable home in a convenient location. The property features a welcoming reception room, providing a cosy and relaxing living space alongside a modern, well-equipped kitchen with contemporary fittings and finishes. The thoughtfully arranged layout makes excellent use of the available space, combining practicality with comfortable modern living. The bedroom offers a peaceful and comfortable retreat while outside the property benefits from a private enclosed front garden, providing an ideal spot to relax and enjoy the outdoors. The garden also features a useful shed with an electricity supply, offering additional storage or potential space. Further benefits include freehold ownership and being offered to the market chain-free, helping to simplify the purchasing process. The property is also conveniently positioned within easy reach of the shops and everyday amenities at Jersey Farm. Combining charm, practicality and a convenient location, this delightful home represents an excellent opportunity to get onto the property ladder or enjoy a low-maintenance lifestyle in the popular area of St Albans. Please note: The property is connected to a member of staff of the estate agency marketing the sale. This interest is disclosed in accordance with the Estate Agents Act 1979.









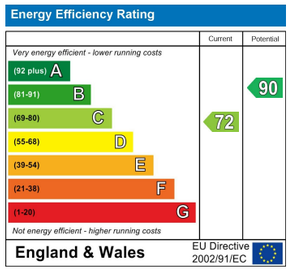






Specialists in Bespoke Properties

- Freehold Property
- Ideal First-Time Purchase Or Investment
- Scope For Loft Conversation
- Residents Parking
- Option To Come Furnished
- Enclosed Garden
- Gas Heating
- Shed With Power Supply / Tumble Dryer
- Cul-De-Sac Location
- No Onward Chain



The Property Ombudsman

APPROVED CODE
TRADINGSTANDARDS.UK



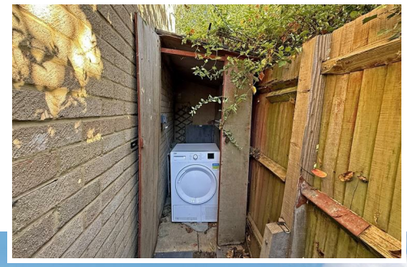






Perfect Fusion of Location And Way of Living





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.

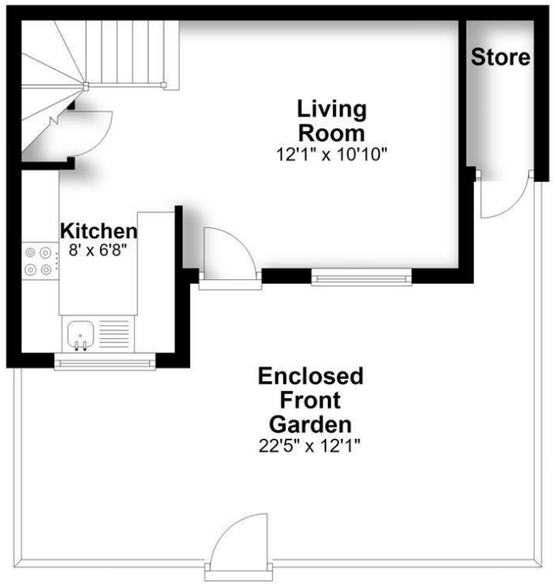
Your Local Property Experts

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



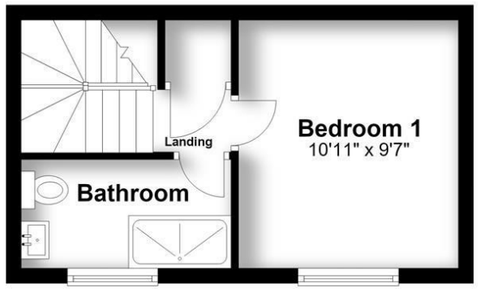
Ground Floor

Main area: approx. 228.5 sq. feet
Plus outbuildings, approx. 18.9 sq. feet
(excluding Enclosed Front Garden)



First Floor

Approx. 207.7 sq. feet



Main area: Approx. 40.5 sq. metres (436.2 sq. feet)
Plus outbuildings, approx. 1.8 sq. metres (18.9 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.

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Award Winning Agency