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**Cassidy
& Tate**
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

**KITCHENER CLOSE
ST. ALBANS
AL1 5RJ**

Guide Price £550,000

EPC Rating: C Council Tax Band: D



All The Ingredients Needed For A Fabulous Lifestyle

Located on the popular Kitchener Close, this well-proportioned three bedroom terraced home offers generous living space in a highly convenient and family friendly setting. The property is ideally positioned within close proximity to local playing fields, St Albans City mainline station, and is just a stone's throw from Ofsted outstanding Cunningham Hill Primary School. The accommodation comprises a separate lounge providing a comfortable and welcoming living space, alongside a spacious kitchen which flows through to a garden room, creating an excellent additional reception area with views over the garden. This layout is well suited to both everyday family living and entertaining. Externally, the property benefits from a private rear garden featuring a large shed, offering useful storage or workshop space. A garage further enhances the practicality of the home, providing secure parking or additional storage. This attractive home presents an excellent opportunity for families and commuters alike, combining versatile accommodation with a superb location close to schools, green spaces, and transport links.



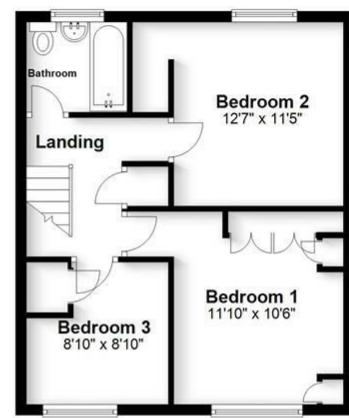
Ground Floor

Approx. 726.1 sq. feet



First Floor

Approx. 477.2 sq. feet



Total area: approx. 1203.3 sq. feet

Produced for Cassidy & Tate Estate Agents. For guidance purposes, not to scale.

Plan produced using PlanUp.

Perfect Fusion of Location And Way of Living



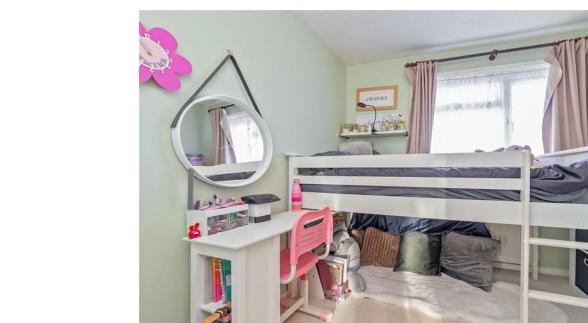
Why Cassidy & Tate

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

- Three Bedrooms
- Garage
- Walking Distance To St. Albans City Station
- Downstairs W/C
- Private Rear Garden
- School Catchment Area
- Near Open Playing Fields & Green Space
- Entrance Hallway

| 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 | | EU Directive 2002/91/EC | |



