St Albans Office
10 High Street, St Albans
Herts AL3 4EL
01727 228428
stalbans@cassidyandtate.co.uk

Marshalswick Office
59 The Quadrant, St Albans,
Herts AL4 9RD
01727 832383
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Wheathampstead Office
39 High Street, Wheathampstead,
Herts AL4 8BB
01582 831200
wheathampstead@cassidyandtate.co.uk

Cassidy & Tate
Your Local Experts

Award Winning Agency

SEYMOUR ROAD

ST. ALBANS

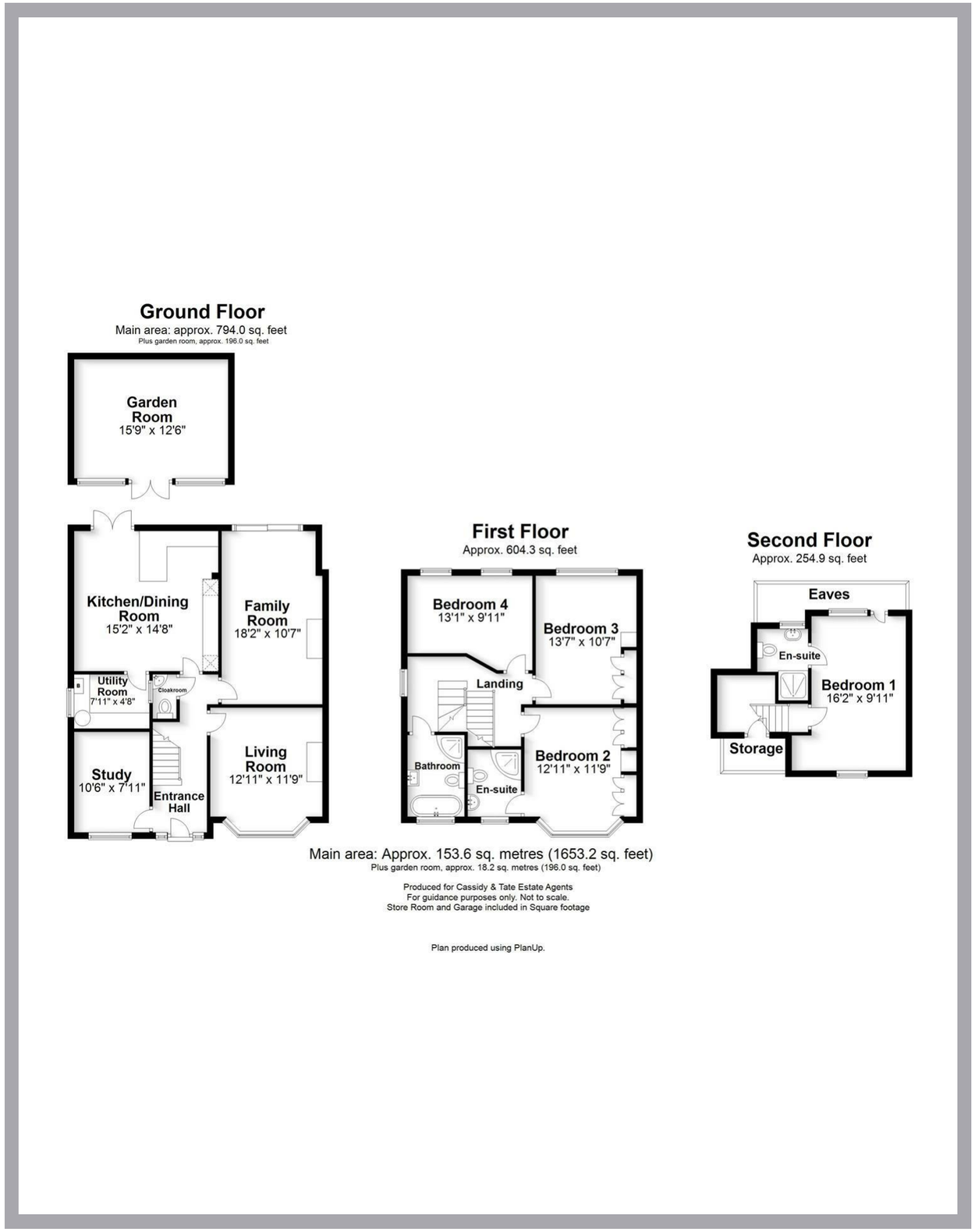
AL3 5HW

Price Guide £1,250,000

EPC Rating: Council Tax Band: E

All The Ingredients Needed For A Fabulous Lifestyle

An extended four semi-detached family home enjoying a popular location close to the lovely open spaces of Bernard's Heath and featuring a superb rear garden and offered for sale with no upper chain. The accommodation with retained character features has been extended to the rear providing a lovely kitchen/breakfast/dining room with a separate front reception, a study, plus another family room to the rear overlooking the large, mature garden. Three bedrooms, en-suite off bedroom two and a family bathroom are situated on the first floor and the loft has been skilfully converted to provide a master suite with en-suite shower room. A large family rear garden enhances the property further and comes with a lovely garden room/office. To the front is a block paved driveway suitable for off-street parking and a recently installed electric charger. The property is situated in an enviable location, close to good schools and within walking distance of the many shopping and leisure facilities of the city centre as well as the park at Bernard's Heath and the mainline station.



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.

www.cassidyandtate.co.uk

Perfect Fusion of Location And Way of Living

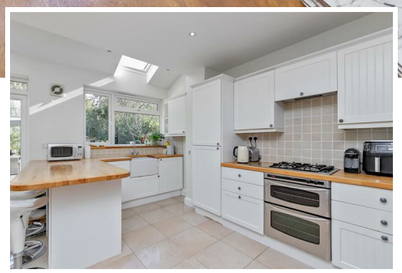
Why Cassidy & Tate

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.

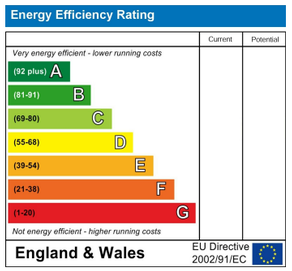
Your Local Property Experts

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



Specialists in Bespoke Properties

- Four Bedrooms
- Three Reception Rooms
- Convenient For Station
- Kitchen/Breakfast/Diner
- Extended Accommodation
- Walk to City Centre
- Large Family Garden
- Chain Free



The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

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