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**Cassidy
& Tate**
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

**BOUNDARY LANE
WELWYN GARDEN CITY
AL7 4DP**

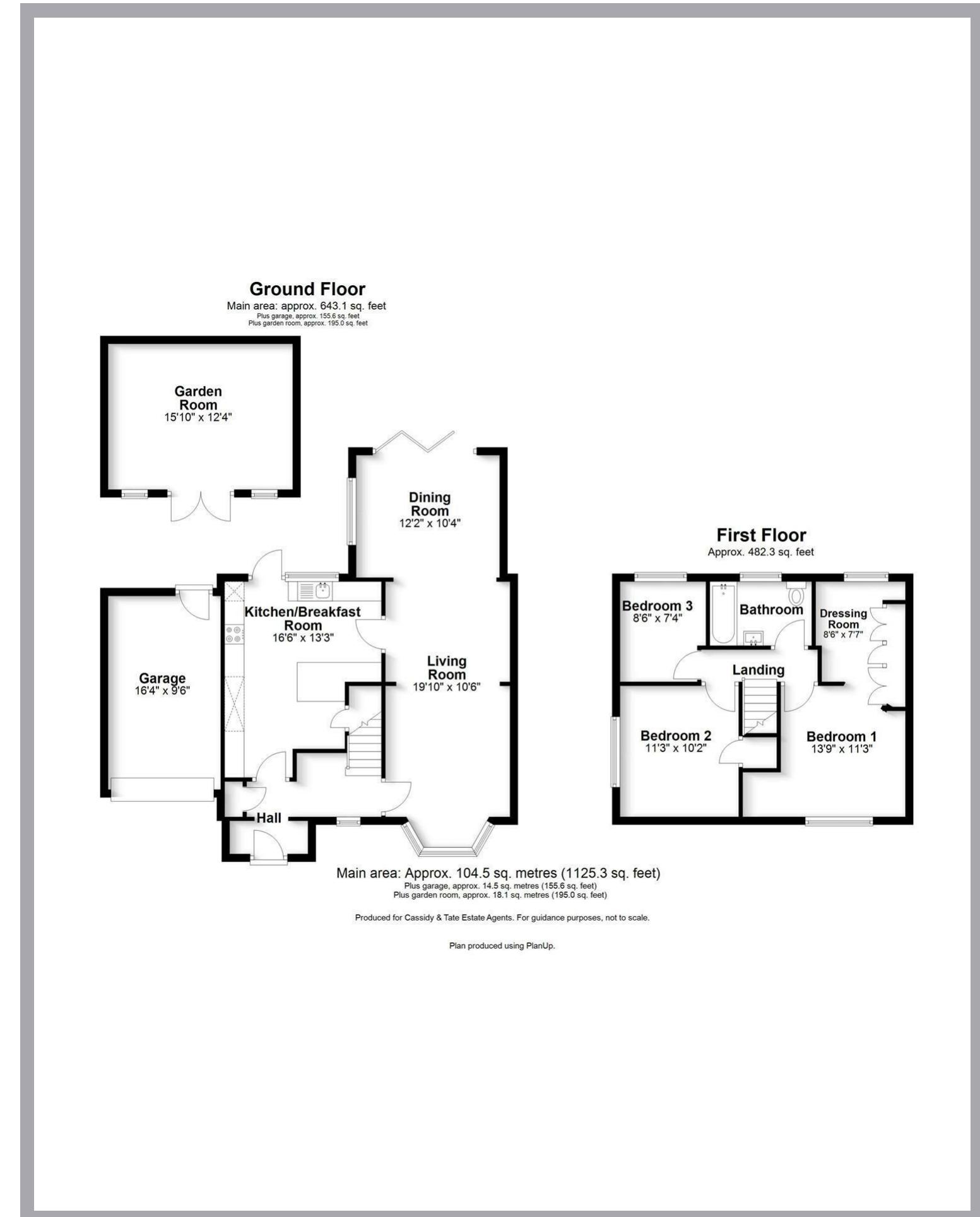
Price Guide £585,000

EPC Rating: C Council Tax Band: D



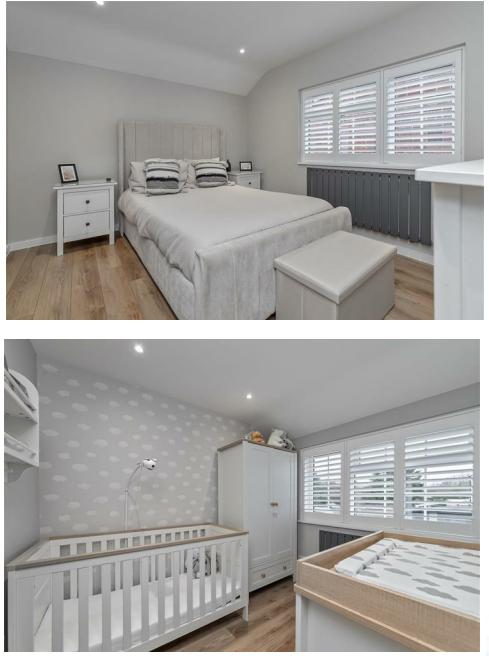
All The Ingredients Needed For A Fabulous Lifestyle

Situated on the highly regarded Boundary Lane in Welwyn Garden City, this beautifully refurbished semi-detached home effortlessly combines modern living with timeless character. Originally built in the late 1950s, the property has been thoughtfully updated to an exceptional standard throughout, offering stylish and comfortable accommodation for today's lifestyle. The house features three generous reception rooms, providing flexible space ideal for entertaining, family living, or home working. Three well-proportioned bedrooms offer comfortable and versatile accommodation, while the contemporary bathroom is finished with sleek, modern fittings. A particular highlight of the property is the detached garden bar/office, an excellent addition that lends itself perfectly to remote working, hobbies, or fitness use. The well-kept garden provides a peaceful outdoor retreat, ideal for relaxation and socialising. Further benefits include off street parking and a garage, offering useful storage or potential for future conversion, subject to the necessary permissions. Located in a sought-after residential area, the property enjoys the calm of suburban living while remaining within easy reach of local amenities, schools, and transport links. This outstanding home represents a fantastic opportunity to acquire a stylishly refurbished property in a desirable Welwyn Garden City location. Early viewing is highly recommended.



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

- Fully Refurbished Throughout
- Landscaped Rear Garden
- Driveway Parking
- Three/Four Bedrooms
- Three Reception Rooms
- Luxury Bathroom
- Amazing Spec
- Detached Home Office/Gym
- Three/Four Bedrooms
- Completed Chain Above
- Garage

	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	86	74
EU Directive 2002/91/EC		



