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Cassidy
& Tate
Your Local Experts



NICHOLAS BREAKSPEAR SCHOOL
COLNEY HEATH LANE, ST ALBANS



Award Winning Agency



www.cassidyandtate.co.uk

COLNEY HEATH LANE
ST. ALBANS
AL4 0TG

Offers In Excess Of £575,000

EPC Rating: D Council Tax Band: D



All The Ingredients Needed For A Fabulous Lifestyle

A chain free semi rural property that is nestled along the charming Colney Heath Lane in St Albans, this delightful semi-detached bungalow perfectly blends modern living with characterful features. A key highlight is the expansive open-plan layout, creating a bright, welcoming atmosphere and offering excellent space for both relaxation and entertaining—ideal for families and professionals alike. The property features two generously sized double bedrooms and two well-designed bathrooms, providing comfort and convenience for contemporary living. Recently refurbished, the home retains its unique charm while showcasing stylish, modern finishes. Off street parking and a garage that adds valuable storage space or potential for a workshop, enhancing the overall practicality of the home. Located within walking distance of the highly regarded Nicholas Breakspear School, this bungalow is well positioned for families seeking quality education. St Albans itself offers a vibrant community, superb local amenities, and beautiful green spaces, making it a highly desirable place to live. Overall, this beautifully updated bungalow on Colney Heath Lane presents a wonderful opportunity to secure a spacious, characterful home in a sought-after location—sure to appeal to a wide range of buyers.



Main area: Approx. 89.4 sq. metres (962.0 sq. feet)
Plus garage, approx. 13.1 sq. metres (141.2 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.

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

- Semi-Detached Bungalow
- Chain Free
- Garden & Patio Area
- Semi Rural
- Walking To Nicholas Breakspear
- Two Double Bedrooms
- Planning Granted For Loft Conversion - 5/2021/2535
- Extended To Rear
- Off Street Parking
- Two Bathrooms

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



