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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



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TOWNSEND DRIVE  
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AL3 5RN

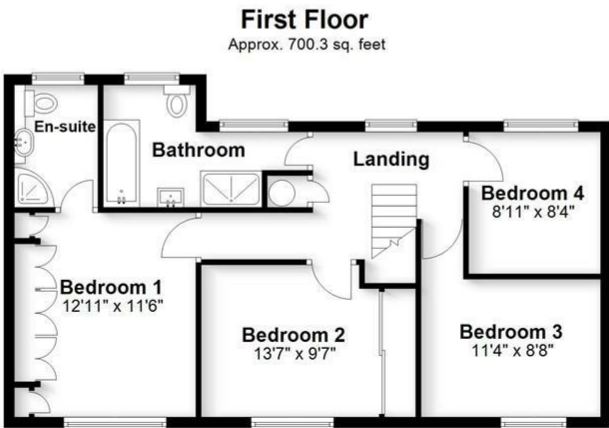
Guide Price £1,075,000

EPC Rating: C Council Tax Band: E



# All The Ingredients Needed For A Fabulous Lifestyle

Positioned in the highly sought-after Townsend Drive, this beautifully presented four-bedroom semi-detached family home occupies a generous plot and offers an exceptional blend of spacious living, modern convenience, and an enviable location. Designed with family life in mind, the property boasts three versatile reception rooms, providing flexible space for relaxing, entertaining, or working from home. At its heart is a stunning open-plan kitchen and dining area, creating a bright and sociable space that's perfect for everyday living and hosting family and friends. Upstairs, the home offers four well-proportioned bedrooms, including an impressive principal suite with its own en-suite shower room. A stylish four-piece family bathroom serves the remaining bedrooms, ensuring comfort and practicality for busy households. Further enhancing the accommodation is a large utility room, conveniently located behind the electric garage, offering excellent additional storage and laundry space. Outside, the spacious driveway provides off-street parking for up to three vehicles. The location is ideal for families, with the highly regarded St Albans High School for Girls just a short walk away and Garden Fields JMI School situated directly opposite. Excellent local amenities, parks, and transport links are also within easy reach, making this an outstanding home in one of St Albans' most desirable residential areas. Combining generous living space, modern family features, and an exceptional location, this is a wonderful opportunity to secure a home perfectly suited to contemporary family living.



**Total area: approx. 1702.5 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

- Desirable Location
- Three Reception Rooms
- Four Well-Proportioned Bedrooms
- Excellent Family Home
- Generous Plot With A Spacious Driveway
- Open-Plan Kitchen/Dining Room
- Stylish Four-Piece Family Bathroom
- Highly Regarded School Catchments

| 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 |         |           |
| EU Directive 2002/91/EC                     | 69      | 78        |
| England & Wales                             |         |           |



