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Award Winning Agency

Cassidy & Tate
Your Local Experts

COTTONMILL LANE

ST. ALBANS

AL1 2BB

Guide Price £1,100,000

EPC Rating: D Council Tax Band: E

All The Ingredients Needed For A Fabulous Lifestyle

Occupying an enviable position on the highly sought-after Cottonmill Lane, just a short stroll from the vibrant city centre, St Albans City Station and the stunning open spaces of Verulamium Park, this exceptional 1930s semi-detached residence has been sympathetically refurbished and beautifully extended to create an outstanding family home. Finished to an excellent standard throughout, the property seamlessly combines period charm with contemporary design. At the heart of the home is a magnificent open-plan kitchen, dining and family room, providing an impressive space flooded with natural light and perfectly designed for modern family living and entertaining. A separate reception room offers additional flexibility as a formal sitting room, playroom or home office, ensuring the accommodation adapts effortlessly to every stage of family life. Arranged over three floors, the home offers four generously proportioned bedrooms and two beautifully appointed bathrooms, including a superb principal bedroom within the loft conversion, creating a peaceful retreat away from the main family accommodation. The beautifully maintained rear garden provides an ideal extension of the living space, offering a private setting for summer entertaining, family gatherings or simply relaxing in peaceful surroundings. Cottonmill Lane continues to be one of St Albans' most desirable residential locations, offering the perfect balance of city convenience and green open space. Residents enjoy easy access to the boutique shops, cafés, restaurants and excellent schooling that make St Albans one of Hertfordshire's most sought-after cities, while the mainline station provides fast and direct services into London St Pancras in approximately 20 minutes. Offering beautifully presented accommodation, generous family living space and an exceptional lifestyle location, this outstanding home represents a rare opportunity to acquire a turnkey property in St. Albans.

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.

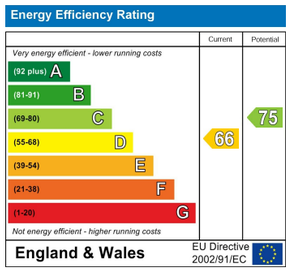
We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or 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

- Fully Refurbished Throughout
- Open Plan Living
- Largely Extended
- Large Family Garden
- Utility & Cloakroom
- Four Bedrooms
- Two Bathrooms
- Walking To Station & Town
- Off Street Parking
- Great Local Schools



The Property Ombudsman

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