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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

GURNEY COURT ROAD

ST ALBANS

AL1 4RL

Price Guide £1,400,000

EPC Rating: D Council Tax Band: F



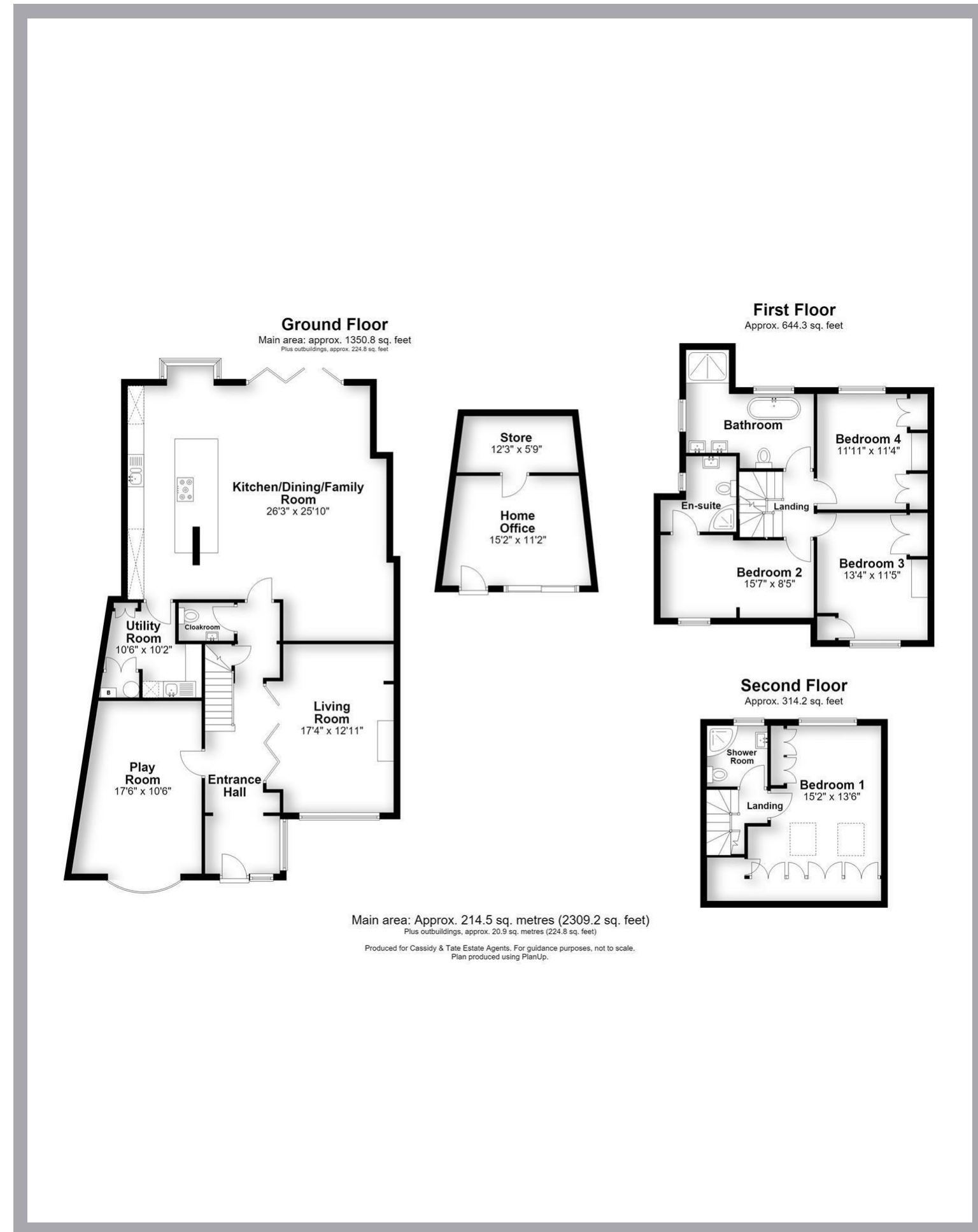
## All The Ingredients Needed For A Fabulous Lifestyle

Nestled on the desirable Gurney Court Road in St Albans, this extended semi-detached home from the 1930s offers a perfect blend of classic charm and modern luxury. Spanning an impressive 2,309 square feet, this property is ideally situated within walking distance of the Thameslink station, making it a prime choice for commuters.

Upon entering, you are greeted by a spacious and inviting reception area leading to the open-plan family living area, which serves as the heart of the home. This area is complemented by two additional separate reception rooms, providing ample space for relaxation and entertainment. The property boasts four generously sized double bedrooms, two of which feature Ensuite bathrooms, ensuring comfort and privacy for all family members. There is also the family bathroom.

The fully appointed kitchen is a chef's delight, complete with a central island ideal for entertaining and a convenient utility room. The landscaped private garden is a tranquil retreat, perfect for outdoor gatherings or simply enjoying a quiet moment. Additionally, a garden home office offers a versatile space for work or study, catering to the needs of modern living. There is also a store room.

With parking available for numerous vehicles, this home is not only practical but also a true sanctuary in a sought-after location. This property is a rare find, combining spacious living, elegant design, and a prime location, making it an ideal choice for families seeking a luxurious lifestyle 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.

# 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

- Extended 1930's Semi
- Open Plan Living
- Two En Suite Bedrooms
- Excellent Location
- Walk of Station
- Four Double Bedrooms
- Two separate Reception Rooms
- Home Office
- EPC Band D
- Landscaped Garden

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



