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Cassidy & Tate
Your Local Experts





Award Winning Agency

FALSTAFF GARDENS

ST. ALBANS

AL1 2AL

Price Guide £1,000,000

EPC Rating: D Council Tax Band: G



All The Ingredients Needed For A Fabulous Lifestyle

Nestled within the peaceful and highly sought-after cul-de-sac of Falstaff Gardens, St. Albans, this detached family home offers a wonderful combination of spacious accommodation, versatility and convenience. Properties in this desirable cul-de-sac rarely come to the market, making this a particularly exciting opportunity for those looking to secure a home in such a well-regarded location. The property boasts four double bedrooms, including a well-appointed en-suite, together with a family bathroom on the first floor and a useful downstairs cloakroom. There are also three inviting reception rooms, providing versatile spaces for family life, entertaining, relaxing or working from home. The large double garage adds to the practicality of the property, offering excellent storage and potential for a workshop, while the expansive driveway provides ample off-street parking. Another notable feature is the potential to extend the property, subject to the necessary planning consent, giving the opportunity to further enhance the accommodation and create a home tailored to your individual requirements. The location is particularly appealing, with St. Albans city centre just a short distance away, offering a fantastic selection of shops, restaurants, cafés and cultural attractions. The beautiful Verulamium Park is also nearby, providing an ideal setting for leisurely walks, outdoor activities and family days out.









Total area: approx. 1851.3 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.

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Perfect Fusion of Location And Way of Living







Why Cassidy & Tate

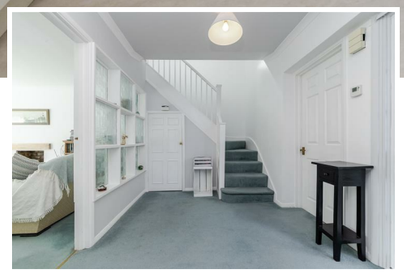
Cassidy & Tate are a fully independent estate agent who have developed unparalleled understanding on how people want to buy, sell and rent property within the residential property market in Hertfordshire and its surrounding areas. We are able to accommodate your individual requirements and deliver to 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



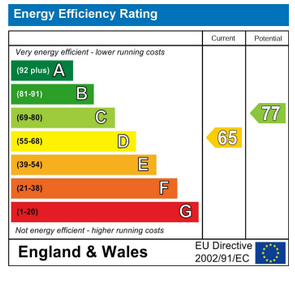






Specialists in Bespoke Properties

- Sought-After Cul-De-Sac
- Four Double Bedrooms
- Family Bathroom
- Three Reception Rooms
- Extensive Driveway
- Rarely Available Location
- En-Suite Bedroom
- Downstairs Cloakroom
- Large Double Garage
- Extension Potential



The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

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