St Albans Office
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Marshalswick Office
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01582 831200
wheathampstead@cassidyandtate.co.uk

Cassidy & Tate
Your Local Experts

Award Winning Agency

WEST VIEW ROAD

ST. ALBANS

AL3 5JX

Price Guide £715,000

EPC Rating: Council Tax Band:

All The Ingredients Needed For A Fabulous Lifestyle

A beautifully presented two/three bedroom Victorian home set in a popular and convenient central conservation area location within easy reach of the city centre, the mainline railway station and excellent local schools. The thoughtfully designed layout ensures a comfortable flow throughout this stylish home. Arranged over three levels, the property enjoys contemporary and versatile living accommodation where many character features are still evident. The property comprises of a well proportioned lounge/dining room with feature fireplace, modern kitchen, two double bedrooms and a modern bathroom. Externally is a delightful redesigned rear garden with patio area and side gated access leading to the front of the property. The versatile basement presents a unique opportunity for additional living space, flexible bedroom. a home office, or even a playroom for children. Step outside to discover the garden, a lovely outdoor space with an entertaining area to the rear that invites relaxation and social gatherings. Whether you wish to host summer barbecues or simply unwind with a good book, this private garden provides a lovely retreat. West View Road is a popular Conservation area in St Albans favoured address by professionals/commuters because of its central location.

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

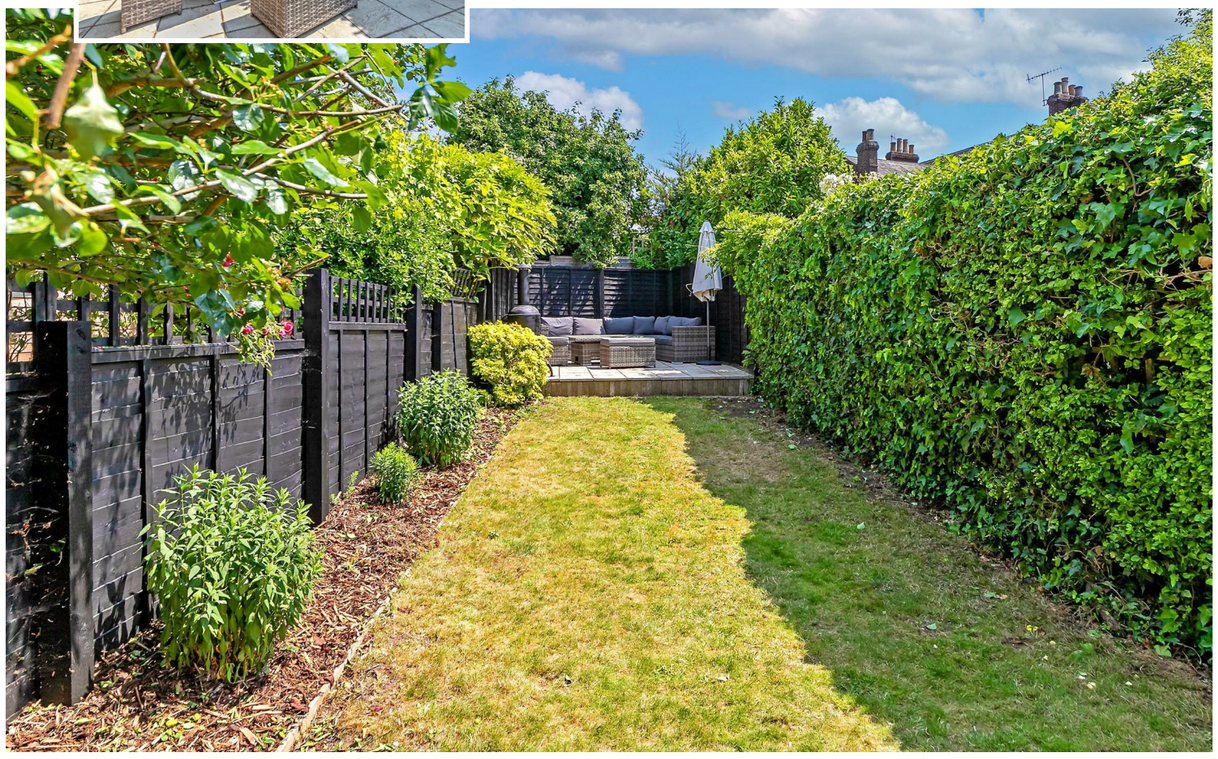
Why Cassidy & Tate

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.

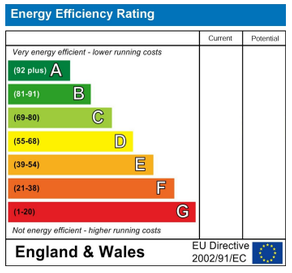
Your Local Property Experts

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

- Two/Three Bedroom Cottage
- Central Location
- Redesigned Garden
- EPC Rating
- Stylishly Presented Throughout
- Versatile Basement Room
- No Upper Chain
- Council Tax D



The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

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