St Albans Office
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Herts AL3 4EL
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stalbans@cassidyandtate.co.uk

Marshalswick Office
59 The Quadrant, St Albans,
Herts AL4 9RD
01727 832383
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39 High Street, Wheathampstead,
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Cassidy & Tate
Your Local Experts

Award Winning Agency

DOWNES ROAD

ST. ALBANS

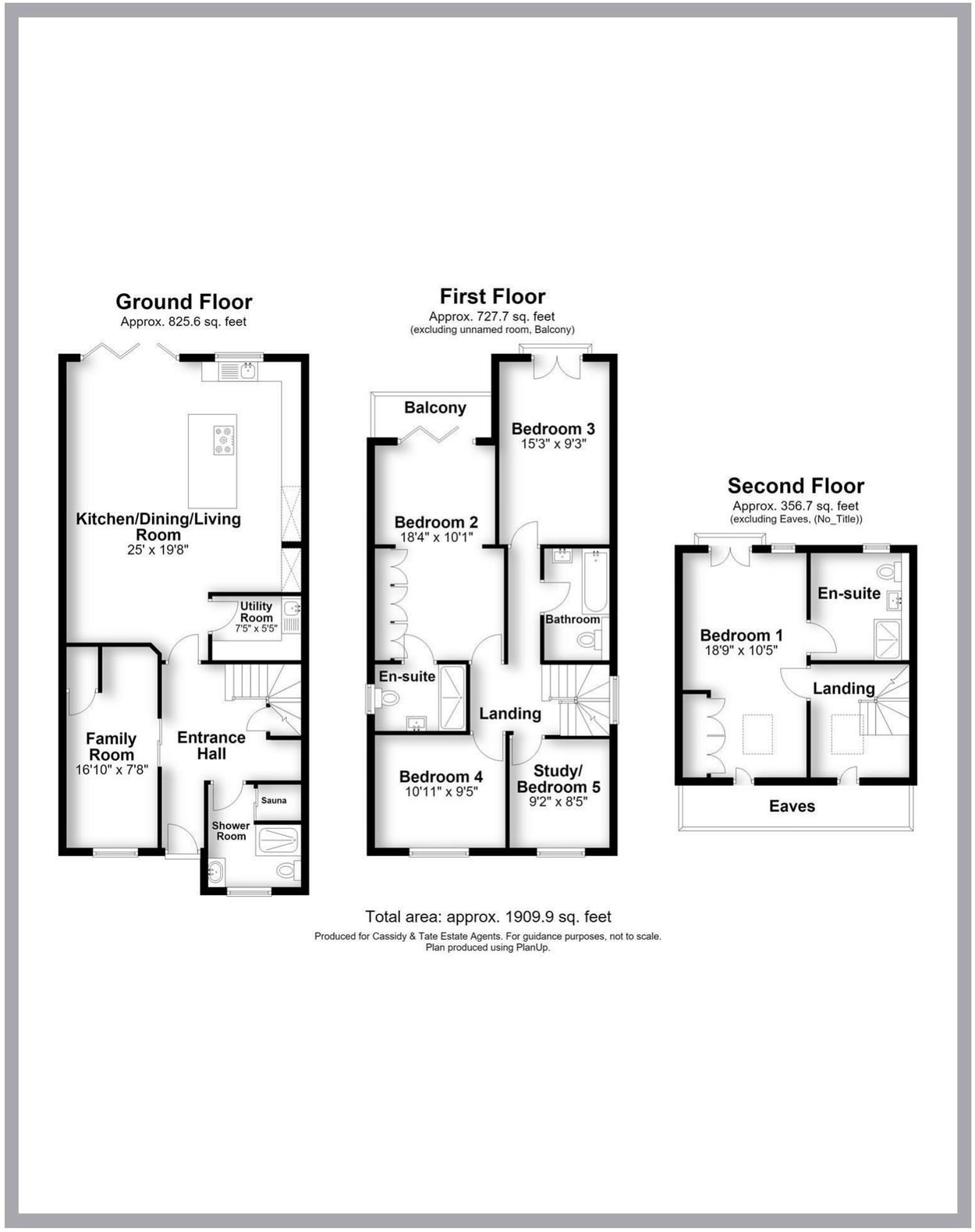
AL4 9NT

Price Guide £1,250,000

EPC Rating: C Council Tax Band: F

All The Ingredients Needed For A Fabulous Lifestyle

Nestled on the desirable Downes Road in St. Albans, this impressive detached house offers a generous living space of 1900 square feet, perfect for families seeking comfort and style. With five well-proportioned bedrooms, including a feature main bedroom boasting its own private balcony with en suite and Swiss made jacuzzi ,this property is designed to cater to modern living. The accommodation is spread across three levels, providing ample room for relaxation and entertainment. The spacious open plan kitchen/diner/living area is ideal for hosting gatherings with direct access via bi fold doors onto the garden and a separate lounge to enjoy those quiet evenings with family. The downstairs shower room incorporates a sauna and steam shower unit. The property features two well-appointed en suites with family bathroom ideal for the growing family and for guests. Additionally, off-road parking is available to the front, providing convenience and peace of mind. Situated within the catchment area of the highly regarded Sandringham School, this home is perfect for families prioritising education. The surrounding area offers a blend of local amenities, parks, and excellent transport links, making it an ideal location for both work and leisure. This delightful home on Downes Road is a rare find, combining spacious living with a prime location. It presents an excellent opportunity for those looking to settle in a vibrant community.



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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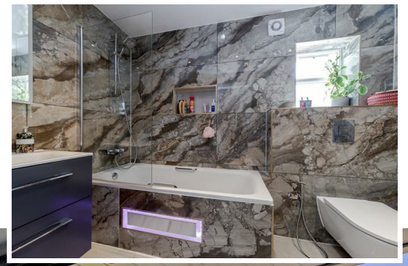
Perfect Fusion of Location And Way of Living



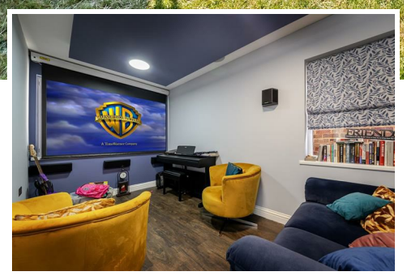
Why Cassidy & Tate

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.

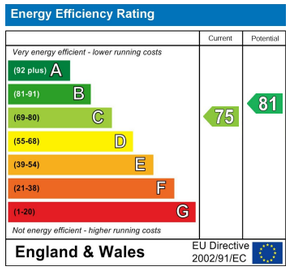
Your Local Property Experts

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

- Detached Family Home
- Sandringham School
- Off Road Parking
- Two Ensuites
- 1900 Square Feet
- Marshalswick Location
- Generous Accommodation
- Five Bedrooms
- Open Plan Kitchen/Diner
- Shower Room/Sauna



The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

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