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Herts AL4 9RD
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Cassidy & Tate
Your Local Experts

Award Winning Agency

# WATFORD ROAD

## ST. ALBANS

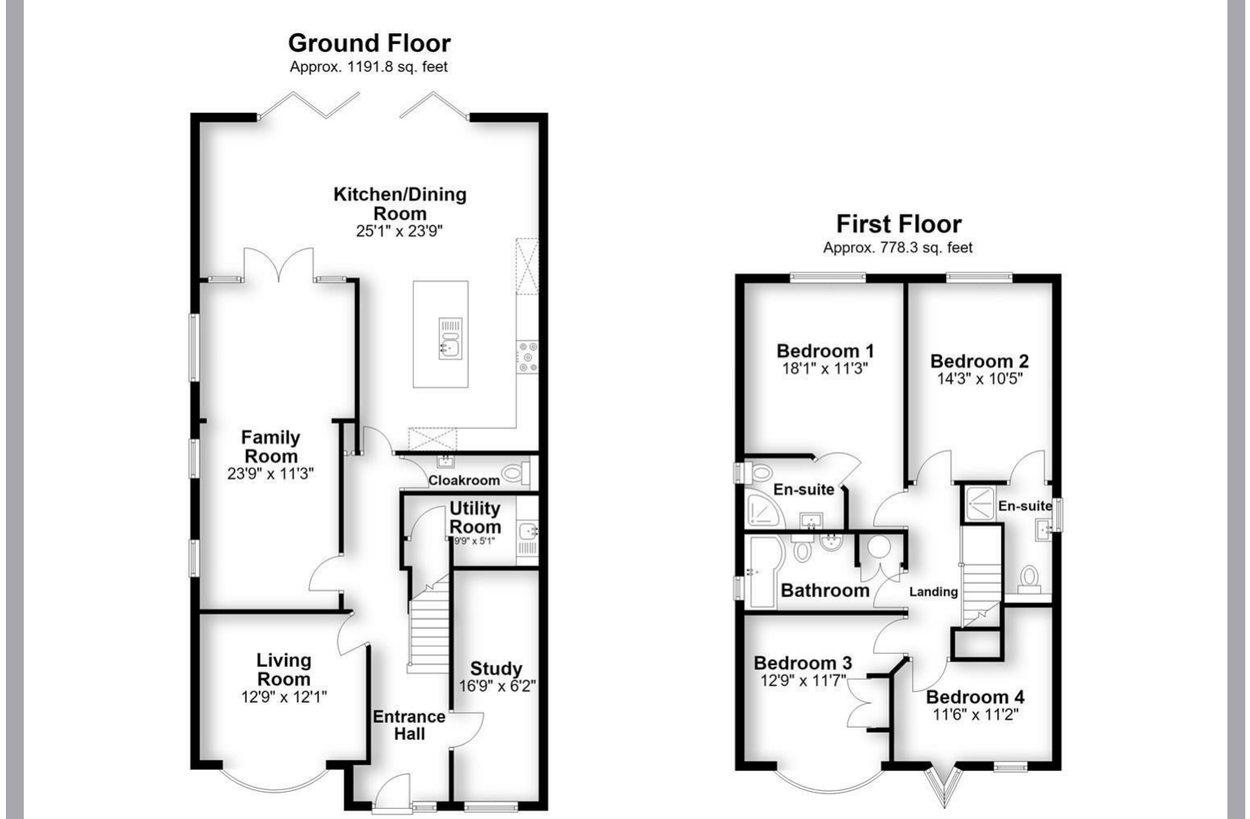
## AL2 3DL

Guide Price £975,000

EPC Rating: C  Council Tax Band: F

# All The Ingredients Needed For A Fabulous Lifestyle

This stunning detached family home offers a superb blend of space, comfort and modern living. Featuring four generously sized double bedrooms, including an en-suite to the principal bedroom, the property is ideally suited to families looking for a spacious and versatile home. At the heart of the property is a stylish open-plan kitchen that flows seamlessly into the living areas, creating a welcoming space for both everyday family life and entertaining. Three additional reception rooms provide excellent flexibility, offering plenty of space for relaxing, working from home or enjoying time together. Externally, the property benefits from a spacious garden, providing an ideal setting for children to play, entertaining guests or simply enjoying the outdoors during the warmer months. A large driveway provides ample off-street parking for multiple vehicles. The property is also ideally positioned for families, being close to a number of excellent schools, while offering easy access to major motorway links. A range of local shops, pubs and everyday amenities are also within easy reach, making this a convenient and well-connected location. This impressive detached home on Watford Road offers an excellent combination of generous living accommodation, outdoor space and a desirable location, providing an ideal setting for modern family life.




Total area: approx. 1970.1 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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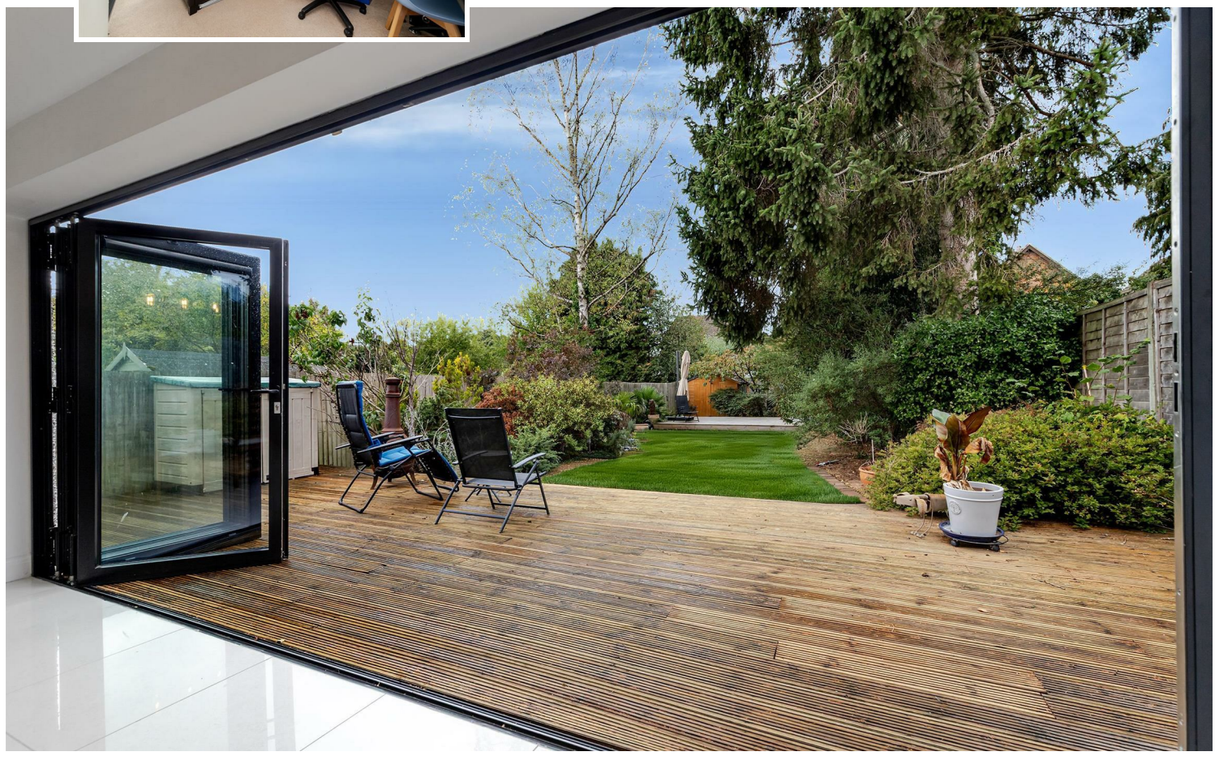
# Perfect Fusion of Location And Way of Living



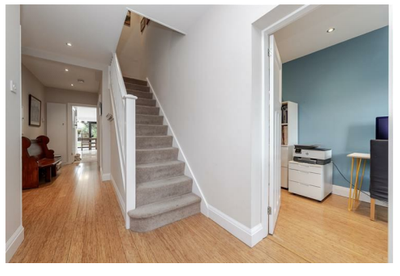
## Why Cassidy & Tate

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.

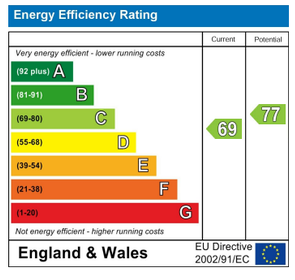
## *Your Local Property Experts*

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*

- Four Double Bedrooms
- Spacious Open Plan Kitchen
- Generous Private Garden
- Excellent Local Schools
- Shops And Pubs Nearby
- Two Ensuite Bathrooms
- Three Reception Rooms
- Large Driveway Parking
- Easy Motorway Access
- Sought After Location




The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK



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