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Cassidy
& Tate
Your Local Experts



Award Winning Agency

NEW HOUSE PARK
ST. ALBANS
AL1 1UQ

Price Guide £895,000

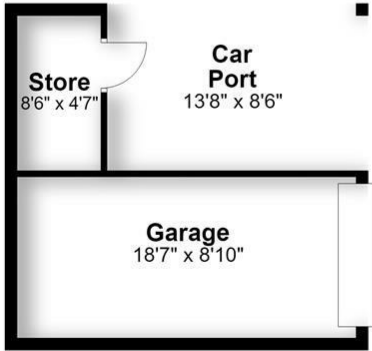
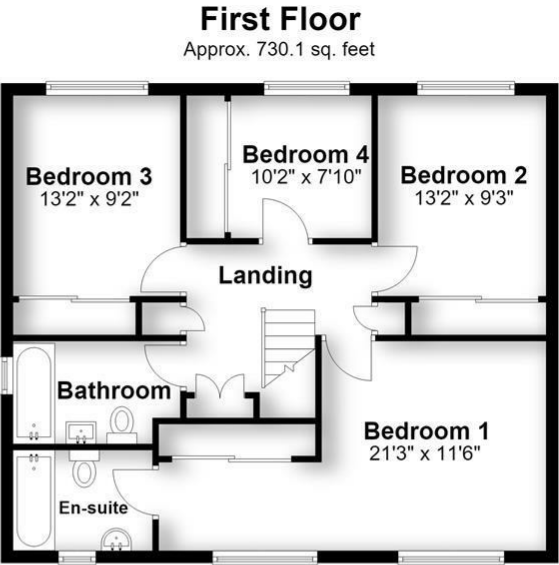
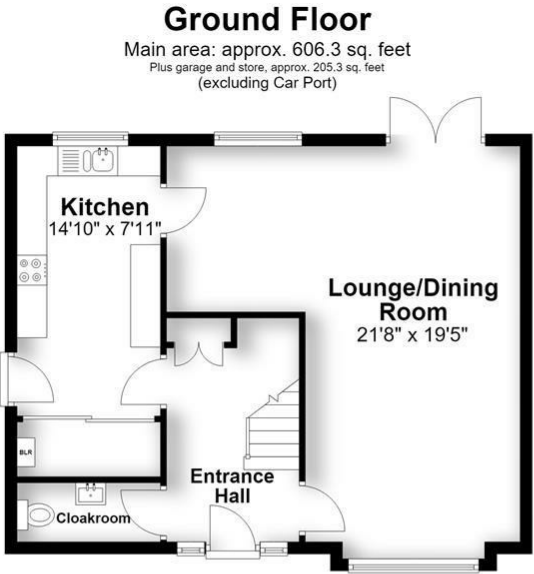
EPC Rating: C Council Tax Band: F

www.cassidyandtate.co.uk



All The Ingredients Needed For A Fabulous Lifestyle

An exceptional chain free four bedroom family home, enviably positioned along one of the area's most prestigious and highly regarded tree lined roads. Beautifully refurbished throughout to an impressive standard, the property offers a superb combination of stylish contemporary interiors, generous proportions and versatile living accommodation, perfectly suited to modern family life. The property has been thoughtfully improved and finished with considerable attention to detail, creating a home that is both elegant and practical. The well balanced accommodation provides excellent space for everyday family living and entertaining, complemented by four well-proportioned bedrooms. The principal bedroom benefits from its own private en-suite, while the remaining bedrooms are served by a beautifully appointed family bathroom. Externally, the house continues to impress, with attractive gardens to both the front and rear providing an appealing setting and excellent outdoor space. The rear garden offers plenty of room for relaxing, entertaining and family enjoyment, while the frontage provides a generous approach to the property. Parking is particularly well catered for, with a private driveway providing ample off-street parking in addition to a carport and garage, offering further secure parking and useful storage. Combining an outstanding location, beautifully refurbished accommodation, excellent parking and attractive gardens, this is a rare opportunity to acquire a substantial family home along one of the area's most desirable roads.



Main area: Approx. 124.1 sq. metres (1336.3 sq. feet)
Plus garage and store, approx. 19.1 sq. metres (205.3 sq. feet)
Produced for Cassidy & Tate Estate Agents. For guidance purposes, not to scale.
Plan produced using PlanUp.

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

- Chain Free
- En-Suite To Master
- Popular Location
- Front & Rear Gardens
- Carport
- Four Bedrooms
- Fully Refurbished Throughout
- Tree Lined Road
- Driveway Parking & Garage
- Ideal Family Home

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC	70	78
England & Wales		



