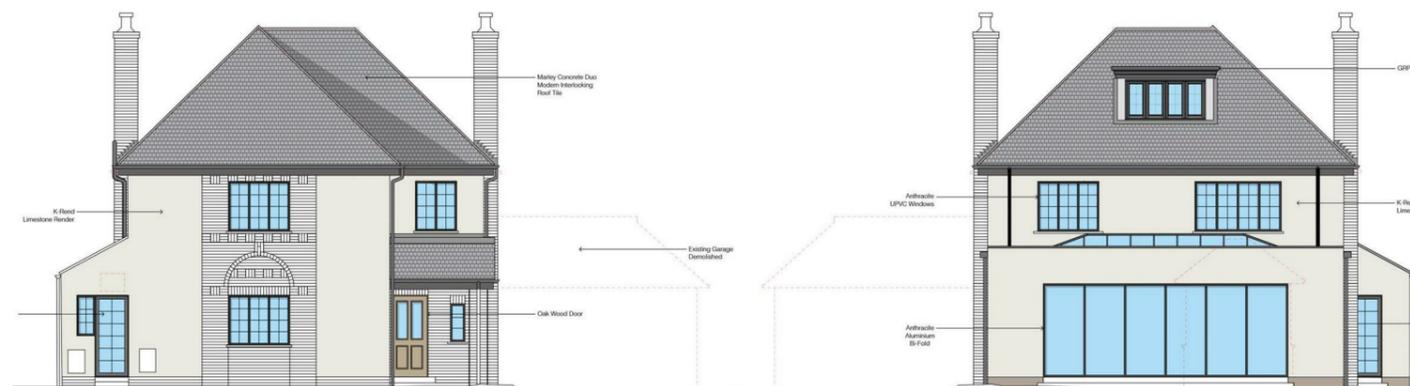


St Albans Office
10 High Street, St Albans
Herts AL3 4EL
01727 228428
stalbans@cassidyandtate.co.uk

Marshalswick Office
59 The Quadrant, St Albans,
Herts AL4 9RD
01727 832383
marshalswick@cassidyandtate.co.uk

Wheathampstead Office
39 High Street, Wheathampstead,
Herts AL4 8BB
01582 831200
wheathampstead@cassidyandtate.co.uk

Cassidy
& Tate
Your Local Experts



Proposed North (Front) Elevation
Scale: 1:100 @ A3

Proposed South (Rear) Elevation
Scale: 1:100 @ A3



Proposed East (Side) Elevation
Scale: 1:100 @ A3

Proposed West (Side) Elevation
Scale: 1:100 @ A3

Award Winning Agency



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HATFIELD ROAD
ST. ALBANS
AL4 0SX

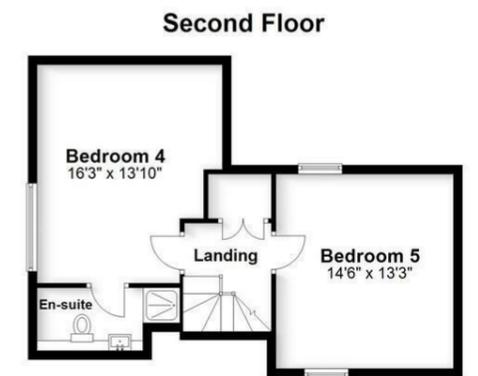
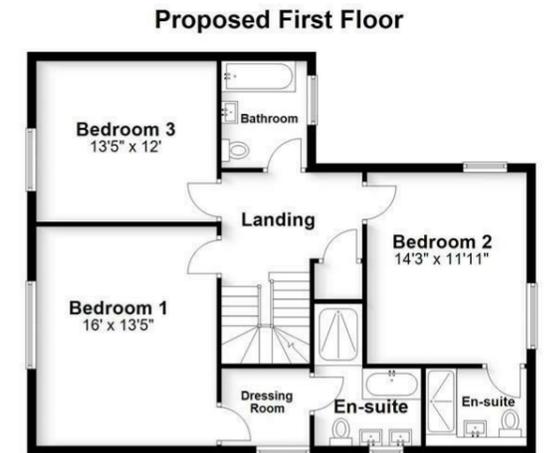
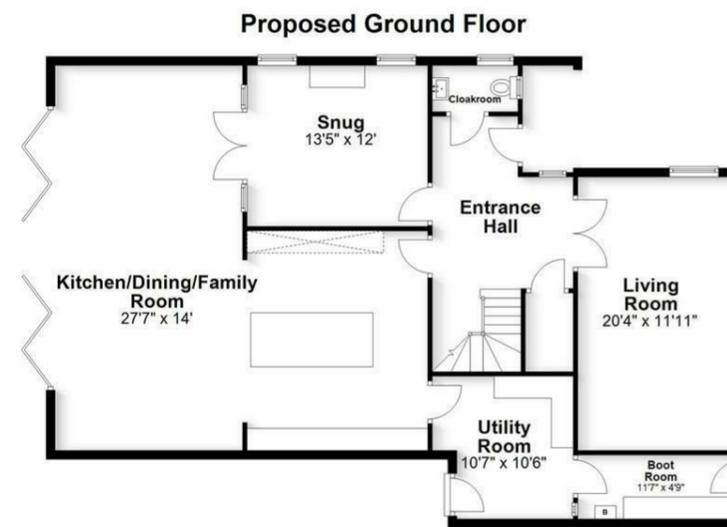
Price Guide £1,595,000

EPC Rating: E Council Tax Band:



All The Ingredients Needed For A Fabulous Lifestyle

50% UNDER OFFER - COMING SOON-Spacious & Stylish Family Home on Hatfield Road, St. Albans – Walking Distance to Beaumont School. Situated on the ever-popular Hatfield Road in St. Albans, this impressive detached home offers the perfect blend of space, style, and modern family living. With approximately 2,700 sq ft of beautifully finished accommodation, this five-bedroom residence is ideal for families seeking room to grow in a vibrant and well-connected community. Inside, the property features three elegant and versatile reception rooms—perfect for family time, entertaining, or working from home. The house has been thoughtfully extended and fully refurbished by Westfields Homes, with high-quality finishes and meticulous attention to detail throughout. Upstairs, five generously sized double bedrooms provide plenty of space for children, guests, or a home office setup, while four stylish bathrooms ensure comfort and convenience for busy family life. One of the key highlights for families is the home's location—within walking distance of the highly regarded Beaumont School, consistently rated as one of the top secondary schools in the area. Excellent local primary schools and other educational options are also nearby, making this an ideal setting for those with school-age children. Outside, the family-friendly garden offers a safe and private space for play and relaxation, and the off-street parking adds everyday practicality. Being sold chain-free, the property allows for a smooth and stress-free move. In summary, this beautifully presented detached home delivers generous living space, modern finishes, and an unbeatable location for families—combining comfort, convenience, and access to outstanding schooling in the heart of St. Albans.



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.

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

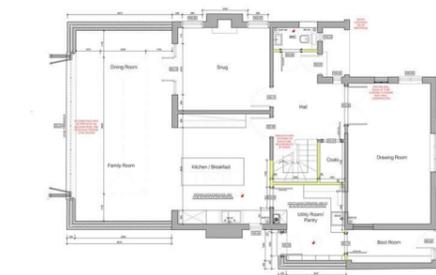
As one of St. Albans leading estate agents we work relentlessly to ensure our valued customers receive the exceptional service they deserve at all times. We epitomise not only professional estate agency knowledge, but a dedication to integrity and responsiveness to every client. The Cassidy & Tate team 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



Proposed Street Scene
1:200 at A3



Existing Street Scene
1:200 at A3



Specialists in Bespoke Properties

- Large Detached House
- Four Bathrooms
- Extended & Refurbished
- Walking To Beaumont School
- Open Plan Accommodation
- Five Double Bedrooms
- Three Reception Rooms
- Chain Free
- Garden & Parking
- Arranged Over Three Levels

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		
England & Wales	41	
	EU Directive 2002/91/EC	



