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wheathampstead@cassidyandtate.co.uk

Award Winning Agency

Cassidy & Tate
Your Local Experts



LOWER PAXTON ROAD

ST. ALBANS

AL1 1PG

Asking Price £625,000

EPC Rating: D Council Tax Band: D



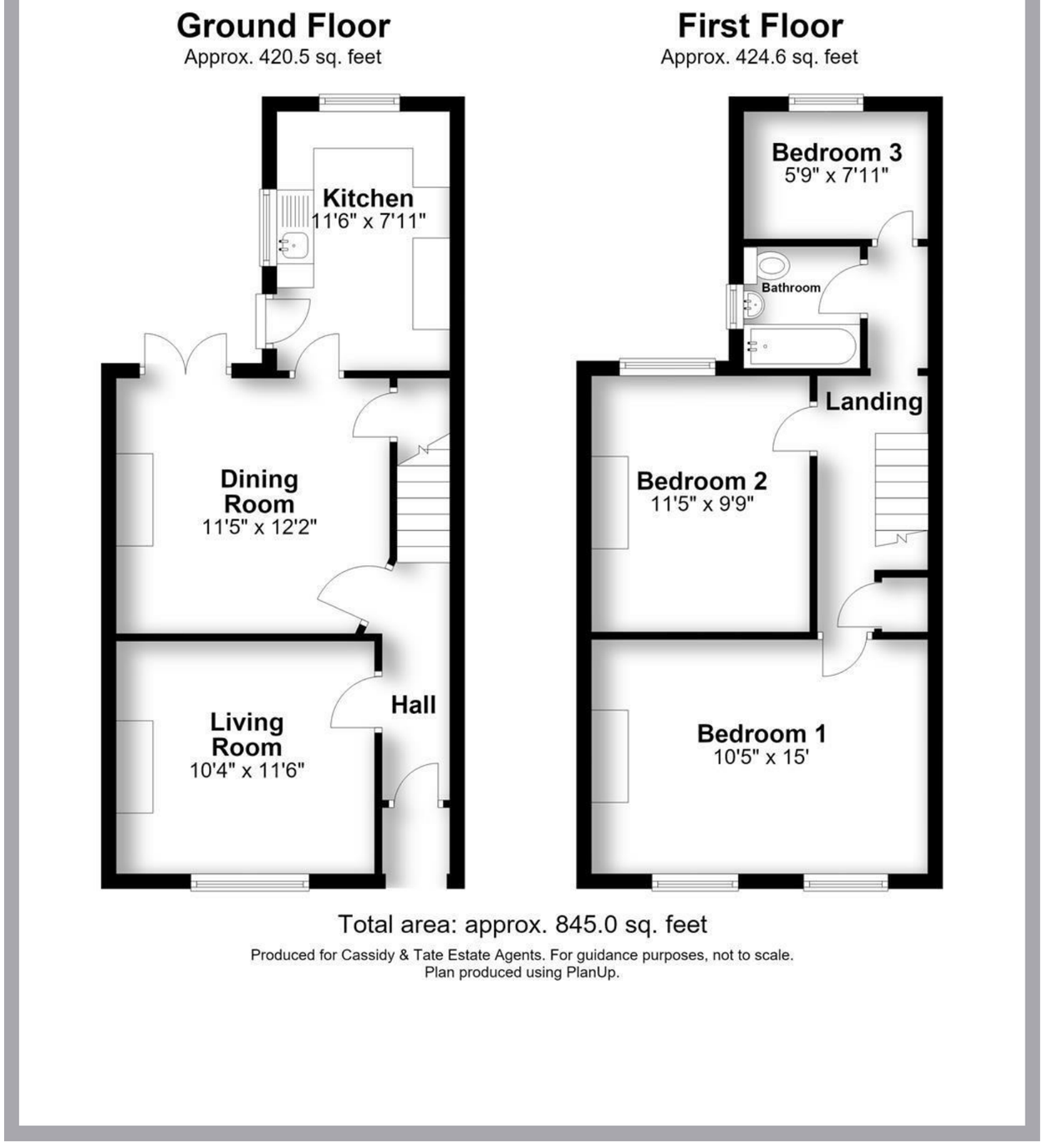
All The Ingredients Needed For A Fabulous Lifestyle

A three three bedroom cottage positioned enjoying a cul de sac location just moments from the City centre and walking distance to the mainline station. The property is offered for sale with no upper chain and the accommodation included on the ground floor hallway, two separate reception rooms and kitchen. On the first floor, there are two double bedrooms, bathroom and bedroom 3/study. Outside, the rear garden does require redesigning but is a good size. One of the standout features of this property is its proximity to the train station, making it an excellent choice for commuters seeking a quick journey into London. Additionally, the absence of an upper chain simplifies the buying process, allowing for a smoother transition into your new home.









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



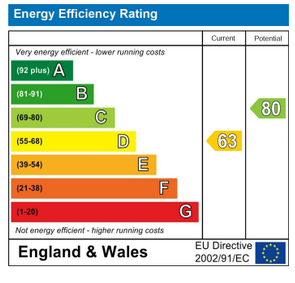






Specialists in Bespoke Properties

- Three Bedroom Cottage
- Cul De Sac Location
- Covenient For Station
- Near Odyssey Cinema
- No Upper Chain
- Two Reception Rooms
- City Centre Location
- Rear Garden



The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

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