



All The Ingredients Needed For A Fabulous Lifestyle

Nestled on St. Annes Road in the charming area of London Colney, St. Albans, this delightful detached house presents an excellent opportunity for families and individuals alike. With three bedrooms, this home offers ample space for comfortable living. The property boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. One of the standout features of this residence is its expansive garden, which not only provides a serene outdoor space for relaxation but also offers the potential for extension, subject to planning permission. This flexibility allows you to tailor the home to your specific needs and desires. The spacious driveway ensures that parking is never a concern, accommodating multiple vehicles with ease. Additionally, the property backs onto a picturesque river walkway, providing a lovely backdrop for leisurely strolls and a connection to nature right at your doorstep. Being chain-free, this home is ready for you to move in without delay, making it an ideal choice for those looking to settle in quickly. With its combination of space, potential, and a prime location, this detached house on St. Annes Road is a rare find that should not be missed.

ST. ANNES ROAD

ST. ALBANS

AL2 1LJ

Offers In Excess Of £700,000

EPC Rating: D Council Tax Band:





Specialists in Bespoke Properties

- Chain Free
- Spacious Rear Garden
- Downstairs Cloakroom
- School Catchment Area
- Detached Property
- Scope To Extend STPP
- Close To Local Shops
- Direct Access To Riverside Trail



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





Perfect Fusion of Location And Way of Living

Why Cassidy & Tate

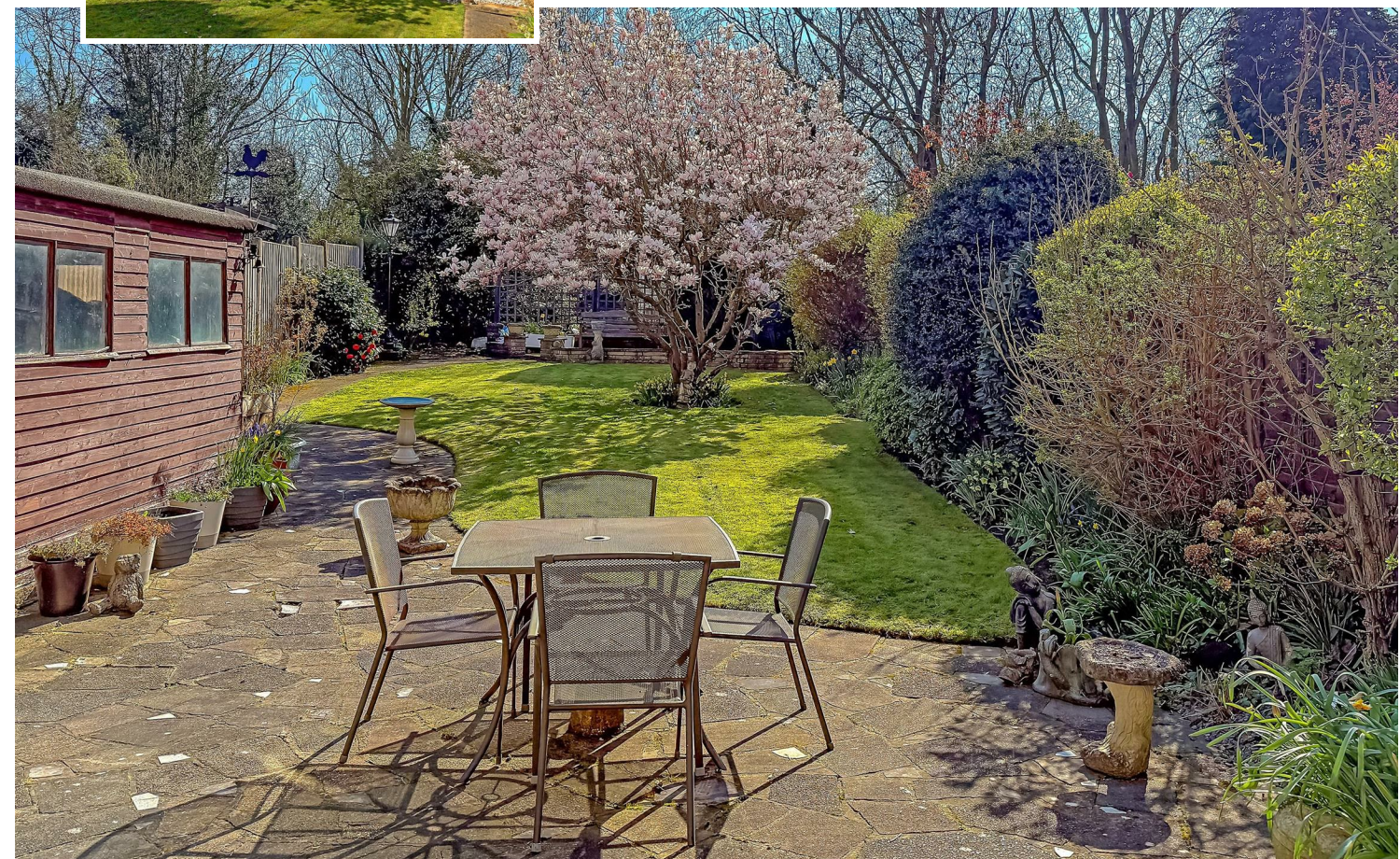
Cassidy & Tate are a fully independent estate agent who have developed unparalleled understanding on how people want to buy, sell and rent property within the residential property market in Hertfordshire and its surrounding areas. We are able to accommodate your individual requirements and deliver to 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



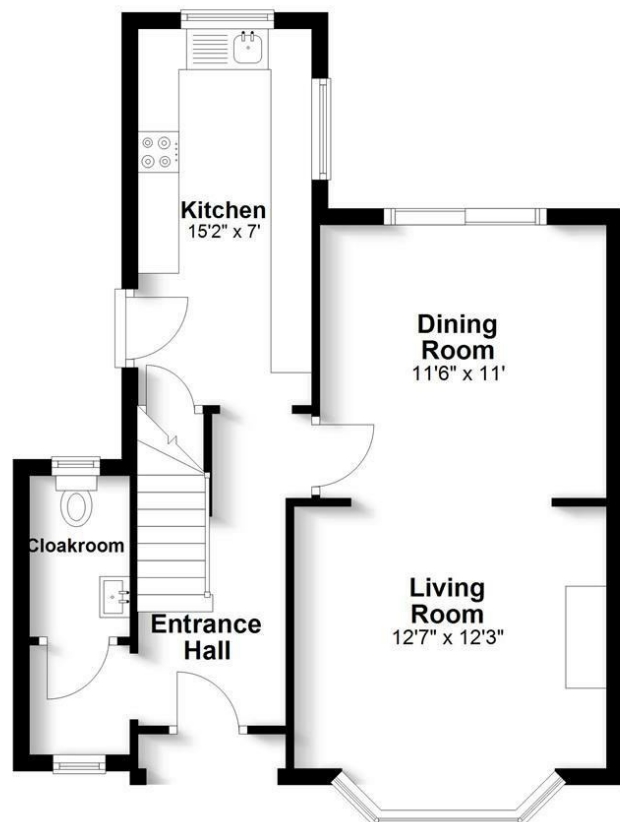
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Ground Floor
Approx. 520.3 sq. feet



First Floor
Approx. 416.1 sq. feet



Total area: approx. 936.5 sq. feet

Produced for Cassidy & Tate Estate Agents. For guidance purposes, not to scale.

Plan produced using PlanUp.

Award Winning Agency

