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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



[www.cassidyandtate.co.uk](http://www.cassidyandtate.co.uk)

BIRCHWOOD WAY  
ST. ALBANS  
AL2 2SG

Offers In Excess Of £600,000

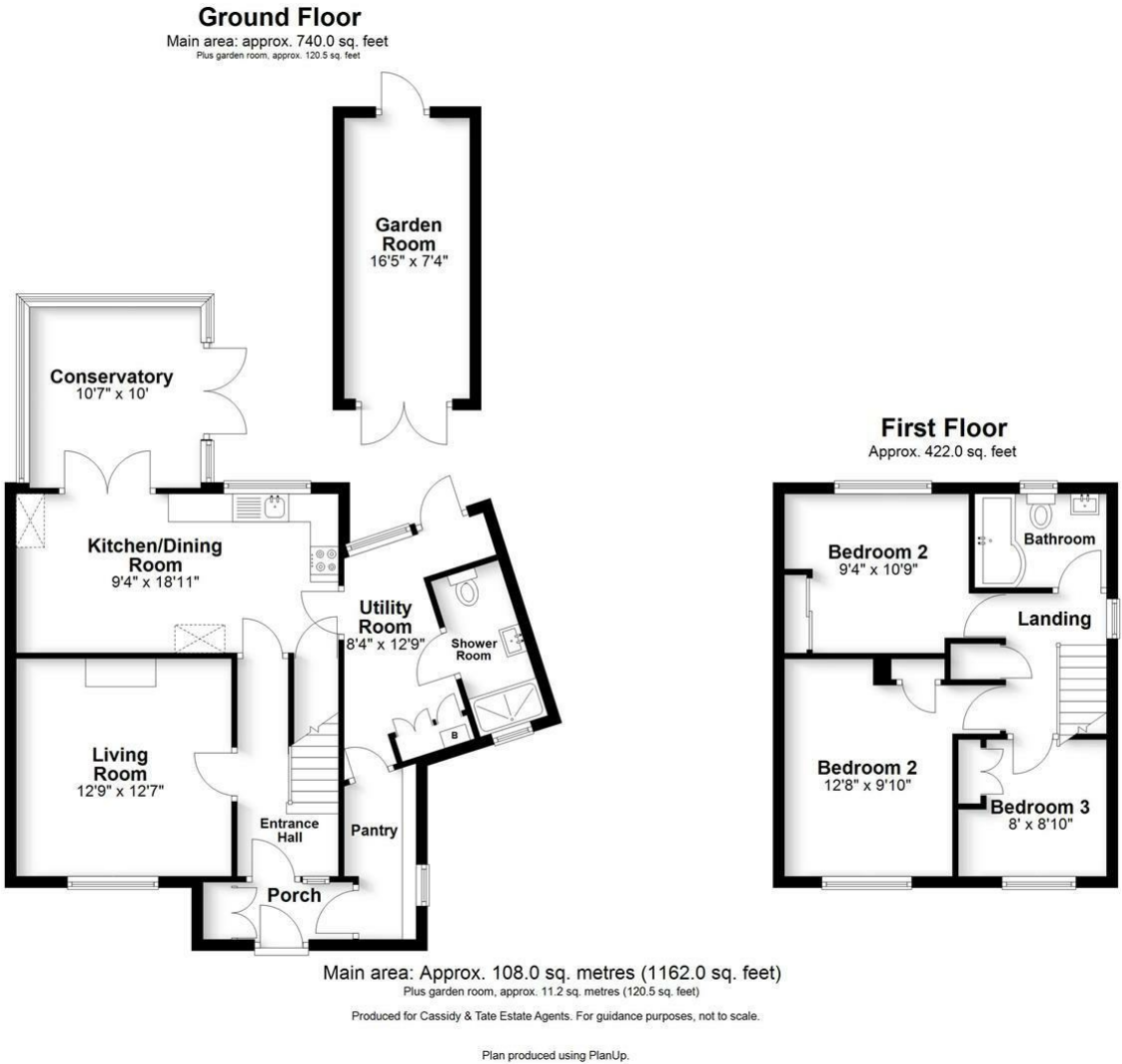
EPC Rating: C Council Tax Band: D





# All The Ingredients Needed For A Fabulous Lifestyle

This well-presented family home offers comfortable, modern living with excellent parking, thoughtful upgrades throughout and clear potential to extend. To the front, there is a generous driveway with parking for three to four vehicles, an electric car charging point, and unrestricted on-street parking. A practical porch provides useful storage and leads into the main accommodation. The modern fitted kitchen, updated within the last two years, features underfloor heating, a water softener, and an externally vented cooker hood. This opens into a bright conservatory, also with underfloor heating, creating an ideal additional living or dining space. The ground floor further benefits from a recently refitted shower room and a separate utility room, housing a modern boiler installed just over a year ago with a 10-year warranty. Upstairs are three bedrooms and a family bathroom with underfloor heating. Two of the bedrooms include fitted wardrobes and bespoke storage, all installed within the last two years. The fully boarded and insulated loft offers excellent storage and scope for conversion, subject to permissions. To the rear, the garden features a fully equipped summer house with lighting and TV connection, plus additional storage. Previously approved planning permission for a two-storey side extension and single-storey rear extension (now expired) can be resubmitted, offering excellent future potential.



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



## Specialists in Bespoke Properties

- Well-Presented Family Home In A Popular Residential Location
- Bright Conservatory Providing Additional Reception Space
- Modernised Throughout With Recent Upgrades
- Private Rear Garden With Useful Outbuildings
- Spacious Accommodation With Flexible Living Areas
- Off-Street Parking For Multiple Vehicles
- Practical Layout Ideal For Family Living
- Excellent Potential To Extend Or Reconfigure, Subject To Permissions

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		
England & Wales		





