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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

TOWNSEND DRIVE  
ST ALBANS  
AL3 5RN

Price Guide £925,000

EPC Rating: C Council Tax Band: E



## All The Ingredients Needed For A Fabulous Lifestyle

Move Straight In – Stylish family home in superb location! A substantial four bedroom semi-detached house that has been thoughtfully extended and fully refurbished throughout, providing a spacious, beautifully presented and comfortable family home. The superb open plan kitchen / dining / family room is the hub of the home, providing the perfect setting for you to be together as well as entertaining with ease. The kitchen/breakfast area is fitted with sleek soft grey gloss cabinetry complemented beautifully by solid oak work tops and an island/breakfast bar. Slate tiled floors are warmed by under floor heating which flows into the dining and family areas. A separate lounge / snug creates a quiet retreat whilst further features downstairs include a utility / cloakroom and an inner lobby with sizeable storage space. Upstairs, there are four double bedrooms, an en-suite to the main bedroom and a contemporary family bathroom. The loft, accessible from the landing, is fully boarded with a velux window to the rear, providing scope to create a master bedroom suite, STPP. Outside is an attractive, hassle-free rear garden with raised beds filled with sage and lavender. The tiled patio is set up for entertaining with space to lounge and play. To the front is a large driveway providing off road parking for several vehicles and the side gate gives access to a spacious area for storage shed and bike rack. Townsend Drive is a highly desirable road in St Albans, enjoying an enviable setting with beautiful green spaces, such as Batchwood Golf Course, on the doorstep yet within easy walking distance of St. Albans city centre with its shops, restaurants, parks and cathedral. The property is close to several excellent independent schools as well as sitting in the catchment for highly acclaimed local schools including Garden Fields and St Albans Girls School.



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

- Extended & Refurbished Semi
- Turnkey Property
- En-Suite
- Close To Excellent Schools
- Move In This Summer With Zero Work
- Chain Free
- Four Double Bedrooms
- Scope To Convert Loft Space STPP

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



