



**Cassidy
& Tate**
Your Local Experts

Meadow Close, St. Albans, Hertfordshire, AL4 9TG
Offers in excess of £850,000

Properties like this unextended three bedroom Nash semi detached on a corner plot in a prime cul de sac are few and far between where the potential buyer could extend and design living accommodation that would meet individual needs and preferences (stpp). The property is located in the heart of Marshalswick and in very close proximity of highly regarded local schools including Sandringham Senior School. This property already boasts spacious and practical room arrangements including two reception rooms, and a kitchen on the ground floor. On the first floor are two double bedrooms, a further single bedroom which are all served by a family bathroom with separate wc. Further features include a large rear garden with a huge off street parking area to the front . Meadow Close is a very sought after cul-de-sac location, close to good local amenities which can be found at The Quadrant Parade. St Albans Centre with its varied shopping and leisure facilities remains only a short distance away.



Introduction

Accommodation comprises: Entrance Hall, Two Reception Rooms, Kitchen, Three Bedrooms, Bathroom, Parking Plus Large Rear Garden.





Ground Floor Accommodation

Porch

Door to front aspect. Window to front aspect.

Entrance Hall

Door to front aspect. Window to front aspect.

Lounge

Window to front aspect. Radiator. Wooden floor boards.

Dining Room

Patio doors to rear aspect. Radiator. Wooden floor boards.

Kitchen

Window to rear and side aspect. Door to rear aspect. Boiler. Radiator. Kitchen units. Wooden floor boards.

First Floor Accommodation

Landing

Stairs from entrance hall. Window to side aspect. Wooden floor boards.

Bedroom One

Window to rear aspect. Radiator. Wooden floor boards.

Bedroom Two

Window to front aspect. Radiator. Wooden floor boards.

Bedroom Three

Window to rear aspect. Radiator. Wooden floor boards.

Bathroom

Suite comprises: window to side aspect. Bath. Wash hand basin. Wooden floor board. Airing cupboard.

Cloakroom

Suite comprises: low level WC. Window to side aspect.

Exterior

Rear Garden

Large garden. Mostly laid to lawn.

Front Garden & Parking

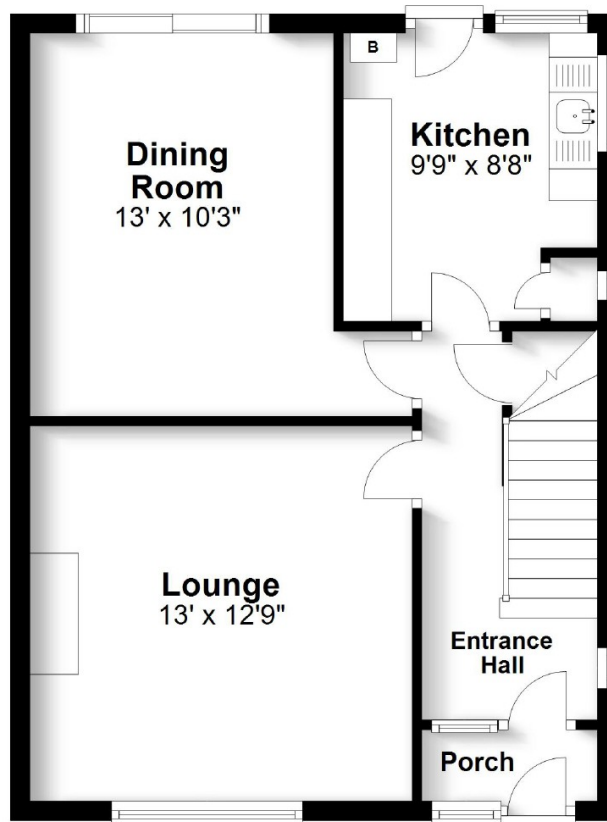
Mostly laid to lawn. Off street parking to front.

Energy Performance Certificate: E



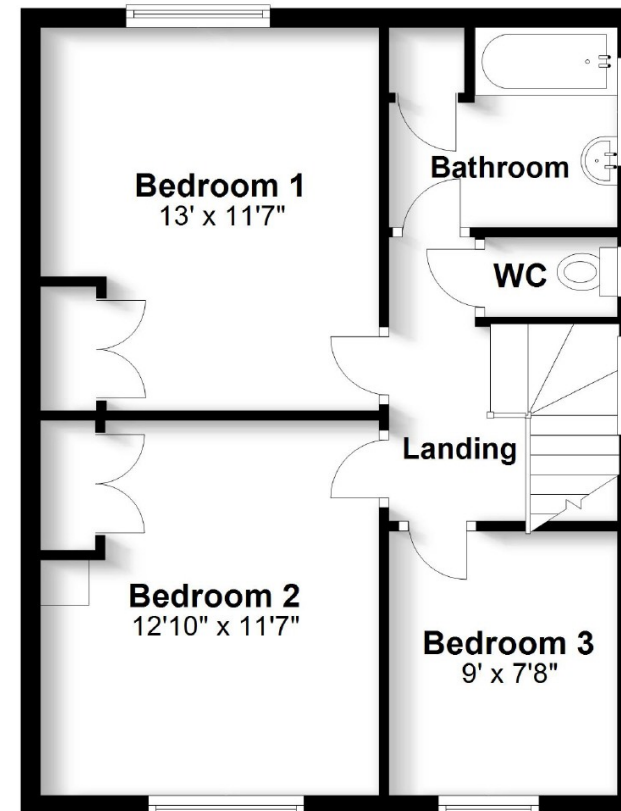
Ground Floor

Approx. 502.5 sq. feet



First Floor

Approx. 510.7 sq. feet



Total area: approx. 1013.2 sq. feet

Produced for Cassidy & Tate Estate Agents
For guidance purposes only. Not to scale.

About St. Albans

An historic Cathedral City, approximately 22 miles from central London, which forms the main urban area of the City and district of St. Albans, in the County of Hertfordshire. A City that successfully combines modern day life and amenities with a history shaped by over 2000 years of continuous human occupation. Steeped in history dating back to Pre-Roman times, signs of which are clearly visible throughout the City today, St Albans is an historic market town and a much sought after location within the London commuter

belt. The City is popular for it's outstanding educational system with many local schools, both Private and State, excelling in the Ofsted reports. Shopping offers a fine blend of many independent boutiques mixed with High Street stores. St. Albans enjoys a wide range of leisure activities and benefits from lots of open space and parkland. Ideally positioned for road links to include M1, M25, A1 and within easy distance of London Heathrow, London Luton and Stansted Airports.

Disclaimer

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.

Council Tax Rating

St. Albans District Council

Council Tax Band

E

Council Tax Charge

£2249



