



**Cassidy  
& Tate**  
Your Local Experts

*Grange Street, St Albans, Hertfordshire, AL3 5LZ*  
*Guide price £1,750,000*



Impressive street presence will entice you to step inside and explore this elegant six bedroom home. From the light and bright formal entrance you are sure to like the pleasing meld of contemporary themes and sophisticated elegance which permeates throughout the three reception rooms, the kitchen/breakfast room, utility room, four bath/shower rooms and beautiful gardens. The flexible floorplan has been designed to accommodate the busy family lifestyle. At the anchor of the home and warmed by underfloor heating is the superb kitchen/breakfast/dining/family room a comfortable setting for family meals or gatherings and the base from which to move seamlessly from indoors to out. A modern kitchen in a palette of neutrals, whites and pastels, boasts a wealth of cupboard and bench space with walnut worktops, breakfast bar with island and integrated appliances. Skylights and glass roof provide all year round natural daylight to pour through whilst bi-folding doors open to bring the outdoors in. Taking precedence on the first floor is the master bedroom complete with en-suite bathroom and dressing room. Three further double bedrooms, one with en-suite, and the family bathroom are also on the first floor whilst two additional bedrooms can be found on the second floor. An additional shower room is on the ground floor. Perfect for entertaining in the warmer months is the lovely outdoor paved terrace which runs across the width of the house, and beyond is a beautiful landscaped rear garden. To the front of the property is a paved driveway providing parking for several vehicles. Grange Street is located in the heart of the conservation area and is approximately 0.5 miles from the City Centre where an extensive range of shopping and leisure facilities, many eateries, and cosmopolitan bars can be found.





## Introduction

Accommodation comprises of: Entrance Hall, Open Plan Kitchen/Breakfast/Living/Dining Room, Utility Room, Sitting Room, Office/Play Room, Shower Room, Six Bedrooms, Two En-Suites, Family Bathroom, Rear Garden & Off Street Parking.









## Ground Floor Accommodation

### Entrance Hall

Oak door with stained glass feature to front aspect. Obscured double glazed windows to front aspect. Under floor heating. Tiled flooring. Under stairs storage cupboard.

## Open Plan Accommodation

### Kitchen/Breakfast Area

Luxury fitted range of wall and base white gloss units with solid wooden work tops. Two integrated Neff ovens with five ring gas hob and stylish extractor. Space for American style fridge/freezer. Under floor heating. Breakfast bar. Feature skylights. Tiled flooring. Ceiling speakers. Double French doors leading from hallway.

### Dining Area

Under floor heating. Tiled flooring.

### Family Area

Double glazed bi-folding doors to rear aspect with part glazed roofing. Under floor heating. Tiled flooring.

### Sitting Room

Double glazed bi-folding door to rear aspect. Tiled flooring. Under floor heating. Feature log burner.

### Office/Play Room

Double glazed window to front aspect. Tiled flooring. Under floor heating.













### *Shower Room*

*Suite comprises of: wash hand basin. Low level wc. Tiled flooring. Under floor heating. Shower cubicle. Extractor fan. Chrome heated towel rail. Double glazed window to front aspect.*

### *Utility Room*

*Fitted range of wall and base units with work tops over. Sink and drainer. Space for washing machine. Central heating boiler. Double glazed window to front aspect. Door to side aspect. Tiled flooring. Under floor heating. Space for dishwasher.*

### *First Floor Accommodation*

#### *Landing*

*Stairs from entrance hall. Oak flooring. Double storage cupboard. Radiator. Linen cupboard. Feature window to side aspect.*

#### *Master Bedroom*

*Double glazed feature window to rear aspect. Oak flooring. Radiator. Air conditioning unit.*

#### *Dressing Room*

*Oak flooring. Fitted wardrobes. Double glazed window to side aspect. Radiator.*

### *En-Suite*

*Suite comprises of: Low level wc. Dual wash hand basin in marble vanity unit. Double width shower cubicle. Feature oval bath with mixer tap. Double glazed windows to front aspect. Tiled flooring. Under floor heating. Extractor fan.*





### **Bedroom Two**

Double glazed window to front aspect. Oak flooring. Radiator.

### **En-Suite**

Suite comprises of: Wash hand basin. Low level wc. Shower cubicle. Tiled flooring. Under floor heating. Double glazed window to front aspect. Shaver point.

### **Bedroom Three**

Double glazed window to rear aspect. Oak flooring. Radiator.

### **Bedroom Four**

Double glazed window to rear aspect. Oak flooring. Radiator.

### **Family Bathroom**

Suite comprise of: wash hand basin. Low level wc. Bath with mixer tap. Shower cubicle. Tiled flooring. Under floor heating. Double glazed window to side aspect.

### **Second Floor Accommodation**

#### **Landing**

Stairs from first floor landing. Oak flooring. Feature window to side aspect.

#### **Bedroom Five**

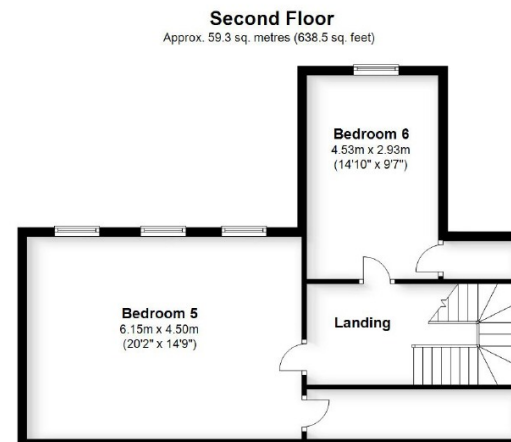
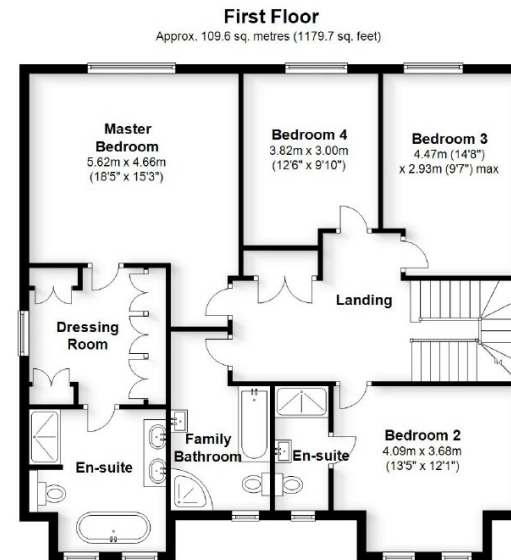
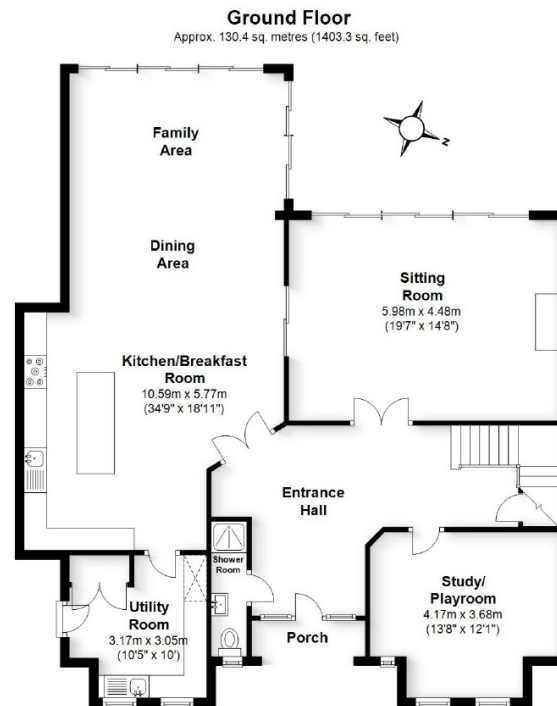
Double glazed velux windows to rear aspect. Carpet. Radiator. Storage in eaves.

#### **Bedroom Six**

Double glazed window to rear aspect. Radiator. Storage in eaves. Wood flooring.







Total area: approx. 299.3 sq. metres (3221.5 sq. feet)

Produced for CASSIDY AND TATE  
For guidance purposes only. Not to scale.



### *Exterior*

### *Rear Garden*

*Mostly laid to lawn. Patio areas. Dual side access. Lighting. Garden summer house with power.*

### *Off Street Parking*

*Brick paved driveway to front aspect for several cars. Dual side access.*

### *Energy Performance Certificate: E*

### *Why Cassidy & Tate*

*At Cassidy & Tate we pride ourselves on delivering a simple, straight forward and fully transparent service which is delivered by all personnel with the utmost professionalism and a supreme level of customer assistance. We provide an extensive range of services to facilitate all aspects of buying and selling such as independent mortgage advice and legal advice. We are very much a business with personal service at heart and understand how best to support our clients throughout the process. Maintaining a high calibre of*

*personnel is a core value of Cassidy & Tate. Boasting a combined level of experience within Hertfordshire and London spanning over 50 years, we can provide specialist advice in all aspects of Residential Sales and Lettings, Commercial, New Home and Land sales. The key to our success is extensive local knowledge combined with the fusion of both, traditional estate agency and cutting edge techniques. We operate from ultra modern offices and use the latest technology to assist us, including social media. Professional photography and floor plans are used as standard to produce an unrivalled property prospectus as we passionately believe first impressions speak volumes.*

### *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*

*G*

### *Council Tax Charge*

*£2786*





