



**Cassidy
& Tate**
Your Local Experts

Seymour Road, St Albans, Hertfordshire, AL3 5HN
Guide price £940,000

Sitting close to the lovely open spaces of Bernard's Heath is this fabulous detached period home with retained character features that has been extended to the rear providing a huge live in kitchen/family/dining room with under floor heating and a separate front reception with wood burning stove for peace and quiet! Three bedrooms and a family bathroom are situated on the first floor and the loft has been skilfully converted to provide a master suite with en-suite shower room. A mature rear garden enhances the property further and comes with a large workshop/shed and summer house. To the front is a block paved driveway suitable for off-street parking. The property is situated in an enviable location, close to good schools and within walking distance of the many shopping and leisure facilities of the city centre as well as the park at Bernard's Heath.



Introduction

Accommodation comprises: Entrance Hall, Lounge, Dining Room, Kitchen/Family Room, Downstairs Cloakroom, Four Bedrooms, Master En-Suite & Family Bathroom Front & Rear Garden, Off Street Parking.





Entrance Hall

Door to front aspect with original stain glass inserts. Single glazed original stain glass window to front and side aspect. Radiator. Tiled flooring. Under stairs storage cupboard.

Lounge

Double glazed bay window to front aspect with shutters. Open fireplace with wood burning stove. Picture rail. Tiled hearth. Radiator. Carpet.

Dining Room

Picture rail. Radiator. Tiled flooring. Under floor heating.

Kitchen/Family Room

Open plan room across the rear of the property with double glazed doors opening onto the garden. The kitchen area comprises: Space for oven and gas hob, extractor hood, integrated fridge, dishwasher and washing machine, tiled flooring, breakfast bar island, work surface areas and under mounted sink to one side. Family area comprises: double glazed doors to garden, tiled flooring, under floor heating, spotlights to ceiling. High angled ceiling with velux roof windows flooding the area with natural light,

Cloakroom

Suite comprises of: low level wc, wash hand basin, tiled flooring. Double glazed window to side aspect.







First Floor Accommodation

Landing

Stairs from entrance hall. Carpet. Double glazed window to side aspect.

Bedroom Two

Double glazed bay window to front aspect. Picture rail. Radiator. Carpet.

Bedroom Three

Double glazed window to rear aspect. Picture rail. Radiator. Carpet.

Bedroom Four

Double glazed window to rear aspect. Picture rail. Radiator. Carpet.

Family Bathroom

Suite comprises of; Low level wc, bath, wash hand basin, shower cubicle, chrome heated towel rail, tiled flooring. Double glazed window to front aspect.



Second Floor Accommodation

Landing

Stairs from from first floor landing. Double glazed window to side aspect. Carpet.

Master Bedroom

Double glazed window to rear aspect. Built in cupboard. Radiator. Carpet.

En-Suite

Suite comprises of: low level wc, wash hand basin in vanity unit, shower cubicle, radiator, tiled flooring with under floor heating. Double glazed window to rear aspect.

Exterior

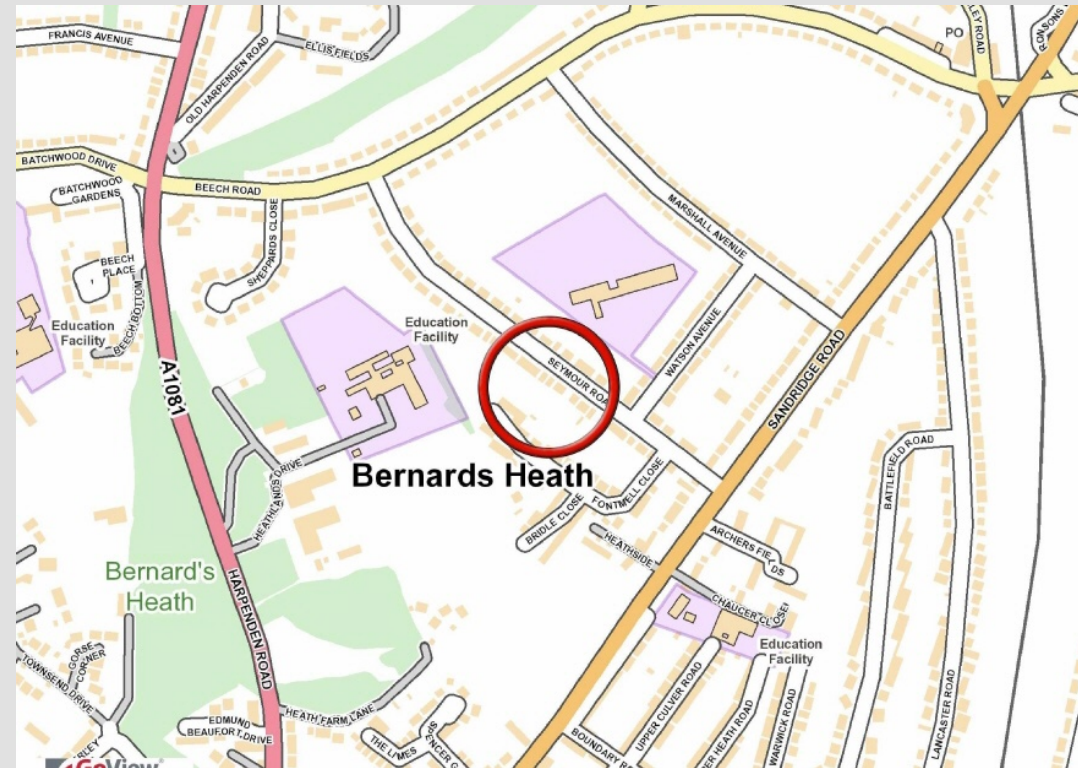
Rear Garden

Mostly laid to lawn. Patio area. Garden sheds. Side access.

Front Garden

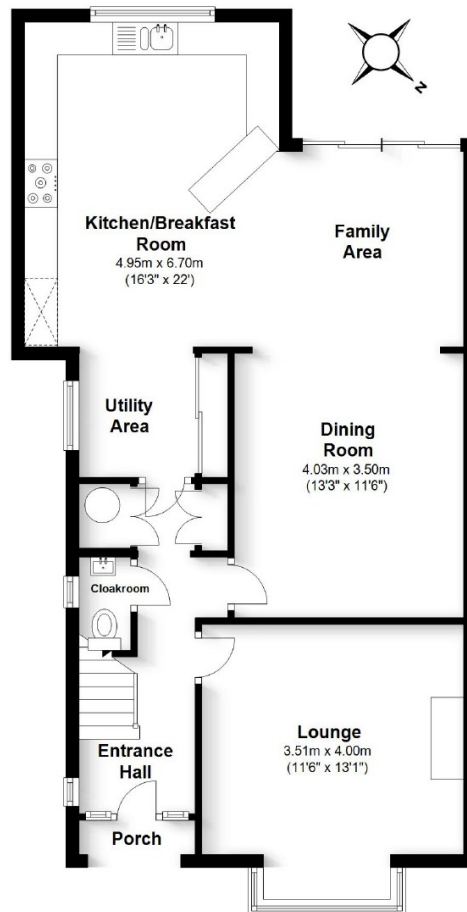
Paved off road parking area for a number of vehicles.

Energy performance Certificate: D



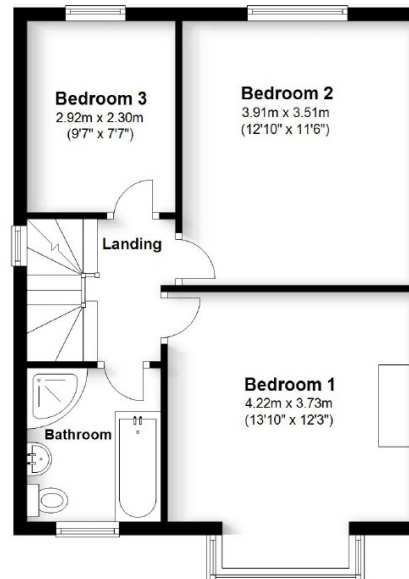
Ground Floor

Approx. 73.6 sq. metres (792.4 sq. feet)



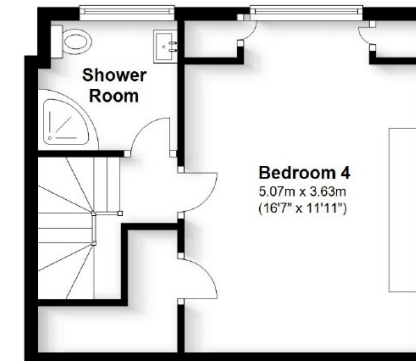
First Floor

Approx. 45.2 sq. metres (486.5 sq. feet)



Second Floor

Approx. 29.6 sq. metres (318.1 sq. feet)



Total area: approx. 148.4 sq. metres (1597.0 sq. feet)

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Plan produced using PlanUp.

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

F

Council Tax Charge

£2129



