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Townsend Drive, St Albans, Hertfordshire, AL3 5RQ
Guide price £2,250,000

This prestige five bedroom detached residence has impeccable high quality finishes throughout, and is situated in highly sought after location just a short walk to the city centre. The property has been intuitively crafted to create an abundance of natural light and seamless flows. Set gracefully behind wooden gates, this is a home of substantial proportions, spread over three floors, boasting a floor plan of just over 4,000sq ft. On the ground floor, generous yet intimate living accommodation is warmed by underfloor heating and comprises of an entrance hall, four reception rooms, a utility room and a cloakroom. Master bedroom with en-suite, two double bedrooms and a family bathroom are situated on the first floor. An additional two bedrooms, one with en-suite can be found on the second floor. A fabulous open plan kitchen/dining/family room is flooded with natural light and provides a great space to relax or entertain. Shaker style cabinetry in the kitchen and centre island are complemented beautifully by wooden and marble worktop surfaces whilst two sets of bi-folding doors allows for easy indoor/outdoor entertaining and offers a wonderful view past the patio and out towards the beautiful rear garden. The living room is a large but inviting room with feature wood burning stove, creating a warm and comfortable ambience. Luxurious sanitary ware together with quality fixtures and fittings have been fitted in the family bathroom, en-suites and cloakroom. The outside is just as beautiful as the inside. Entry into the property is via a five bar gate which leads to the extensive driveway and is screened by mature hedges providing a great deal of security and privacy. The private and large rear garden is stocked with an array of lovely plants, trees and shrubs. Townsend Drive is positioned right in the heart of the city centre and is also in the catchment of excellent schools.



Introduction

Accommodation comprises: Entrance Hall, Cloakroom, Study/Office, Living Room, Family Room, Kitchen/Breakfast/Dining Room, Utility Room, Five Double Bedrooms, Two En-Suites, Family Bathroom, Front & Rear Garden, Double Garage With Off Street Parking.





Ground Floor Accommodation

Entrance Hall

Oak door to front aspect. Wood flooring. Under floor heating.

Study/Office

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

Cloakroom

Suite comprises: Wash hand basin. Low level WC. Wood flooring. Under floor heating.

Living Room

Double glazed bay window to front aspect. Wood flooring. Under floor heating. Feature fire place with surround. Double doors leading to entrance hall.

Kitchen/Breakfast/Dining Room

Range of fitted wall and base units with marble work surfaces. Sink with drainer. Breakfast bar. Tiled flooring. Under floor heating. Double glazed bi-folding doors to rear aspect.

Utility Room

Range of fitted wall and base units with work surfaces. Sink with drainer. Space for washing machine and tumble dryer. Under floor heating. Tiled flooring. Central heating boiler. Double glazed window to side aspect. Door to side aspect.

Family Room

Double glazed windows to side aspect. Bi-folding doors to rear aspect. Carpet. Under floor heating.







First Floor Accommodation

Landing

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

Master Bedroom Suite

Double glazed bay window to front and double glazed window to side aspect. Carpet. Under floor heating.

En-Suite

Suite comprises: Wash hand basin in vanity unit. Low level WC. Bath with mixer tap. Tiled flooring. Under floor heating. Chrome heated towel rail. Double glazed window to side aspect.

Bedroom Two

Double glazed window to rear aspect. Carpet. Under floor heating.

Bedroom Three

Double glazed window to rear aspect. Carpet. Under floor heating. Built-in wardrobes.

Family Bathroom

Suite comprises: His & Hers wash hand basin in vanity unit. Low level WC. Bath with mixer tap. Shower cubicle. Chrome heated towel rail. Tiled flooring. Under floor heating. Double glazed window to front aspect.



Second Floor Accommodation

Landing

Stairs from first floor landing. Carpet. Radiator. Velux window to side aspect.

Bedroom Four

Double glazed window to front aspect. Carpet. Under floor heating.

En-Suite

Suite comprises: Wash hand basin in vanity unit. Low level WC. Shower cubicle. Velux window to side aspect.

Bedroom Five

Double glazed window to rear aspect. Carpet. Under floor heating.

Exterior

Garage & Parking

Detached garage with light and power. Off street parking to front aspect. Gated entrance.

Rear Garden

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

Energy Performance Certificate: B



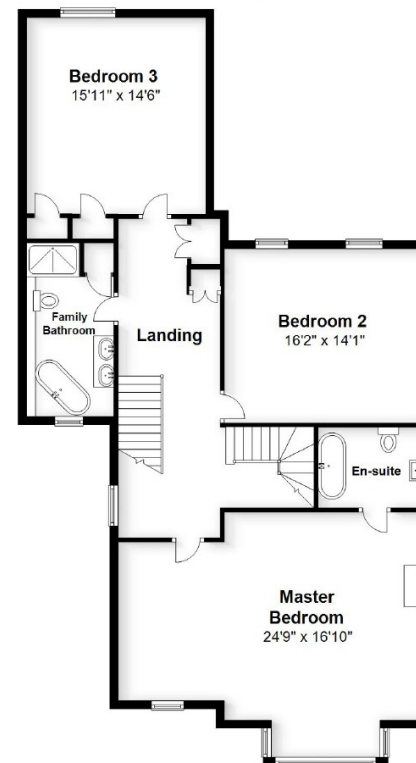
Ground Floor

Approx. 2129.2 sq. feet



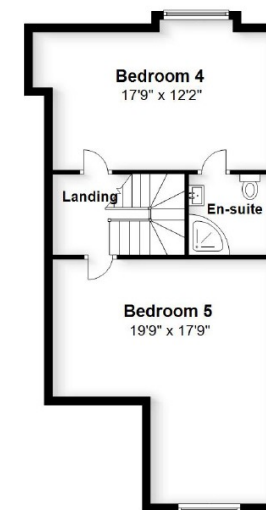
First Floor

Approx. 1328.2 sq. feet



Second Floor

Approx. 620.9 sq. feet



Total area: approx. 4078.3 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.

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Council Tax Rating

St. Albans District Council

Council Tax Band

TBC

Council Tax Charge

£



