Cassidy & Tate
Your Local Experts



THE POPLARS

ST. ALBANS

AL1 1UW

Guide Price £575,000

EPC Rating: D Council Tax Band: D



All The Ingredients Needed For A Fabulous Lifestyle

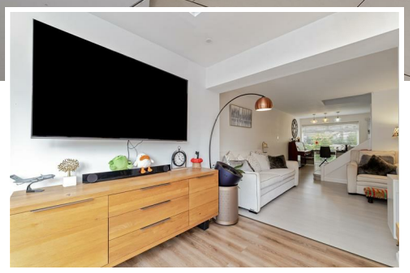
Nestled in a desirable cul-de-sac location is this deceptively spacious three-bedroom terraced home, which has been thoughtfully extended by the current owners to provide well-balanced and versatile accommodation. Supremely light and bright throughout, the property offers a welcoming open-plan layout with a full-width living area opening onto the landscaped rear garden. The kitchen has been refitted with contemporary units and work surfaces, while the single-storey extension provides additional living space and enhances the overall practicality of the home. Outside, the rear garden has been fully paved and landscaped, creating a low-maintenance outdoor space ideal for relaxing and entertaining, with gated rear access. The property also benefits from a nearby garage and allocated parking space. The Polars is a popular residential area, offering easy access to motorway networks, good local schools and a range of local amenities. St Albans city centre, with its excellent selection of shopping, restaurants and leisure facilities, is approximately one mile away. The mainline railway station is also within easy reach, providing a direct link to London St Pancras.









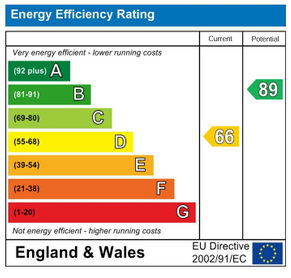






Specialists in Bespoke Properties

- Three Bedrooms
- Beautifully Presented
- Eastern Side of The City
- Landscaped South Facing Garden
- Ground Floor Extension
- School Catchment Area
- Garage & Parking
- Local Shops Nearby



The Property Ombudsman

APPROVED CODE
TRADINGSTANDARDS.UK



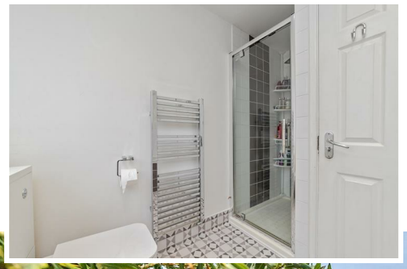






Perfect Fusion of Location And Way of Living





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





Total area: approx. 1119.8 sq. feet

Produced for Cassidy & Tate Estate Agents. For guidance purposes, not to scale.
Plan produced using PlanUp.

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.

St Albans Office
10 High Street, St Albans
Herts AL3 4EL
01727 228428
stalbans@cassidyandtate.co.uk

Marshalswick Office
59 The Quadrant, St Albans,
Herts AL4 9RD
01727 832383
marshalswick@cassidyandtate.co.uk

Wheathampstead Office
39 High Street, Wheathampstead,
Herts AL4 8BB
01582 831200
wheathampstead@cassidyandtate.co.uk



Award Winning Agency