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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

CLAREMONT
ST ALBANS
AL2 3LT

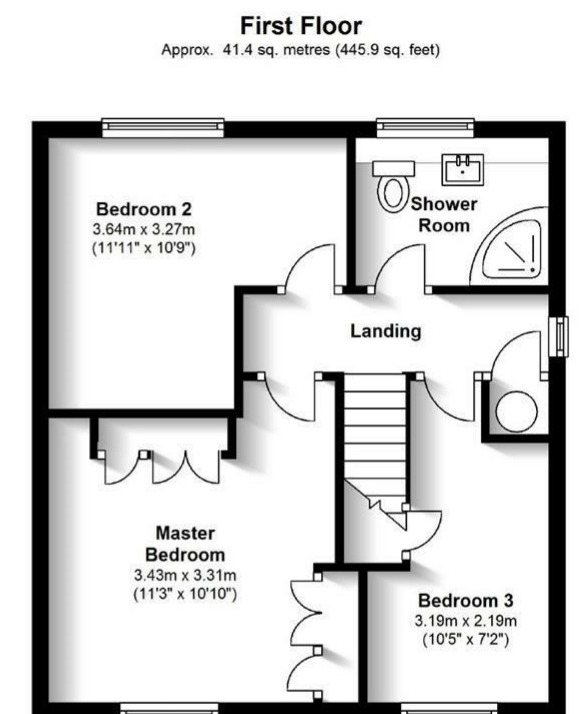
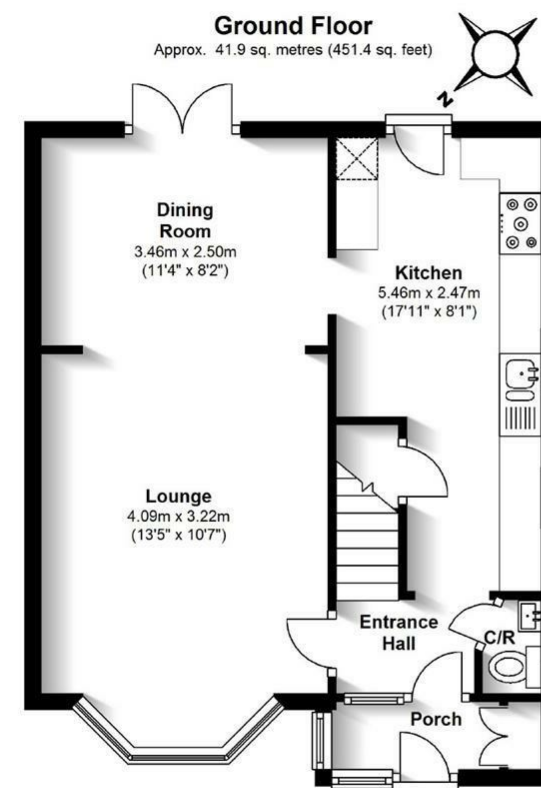
Guide Price £425,000

EPC Rating: G Council Tax Band: D



All The Ingredients Needed For A Fabulous Lifestyle

Presented in good decorative order throughout and positioned within the popular Village of Bricket Wood is this deceptively spacious, three bedroom semi detached property that is both practical and adaptable. To the ground floor is a versatile and functional layout with a free flowing floor plan that caters for everyday living, whilst also allowing for comfortable living, comprising of a well proportioned through lounge/dining room which runs into the galley style kitchen, and a cloakroom. To the first floor are three good sized bedrooms and a modern family shower room. A particular feature of this property is the pretty and private rear garden, perfect for outdoor entertaining, and to the front of the property is a driveway providing off road parking for several cars. Bricket Wood enjoys its own good local amenities and is situated close to St Albans city centre, with its extensive shopping and leisure facilities, as well as numerous eateries. For the commuter the M11 & M25 road links are within easy reach.



Total area: approx. 83.4 sq. metres (897.3 sq. feet)
For guidance purposes only. 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.

Perfect Fusion of Location And Way of Living

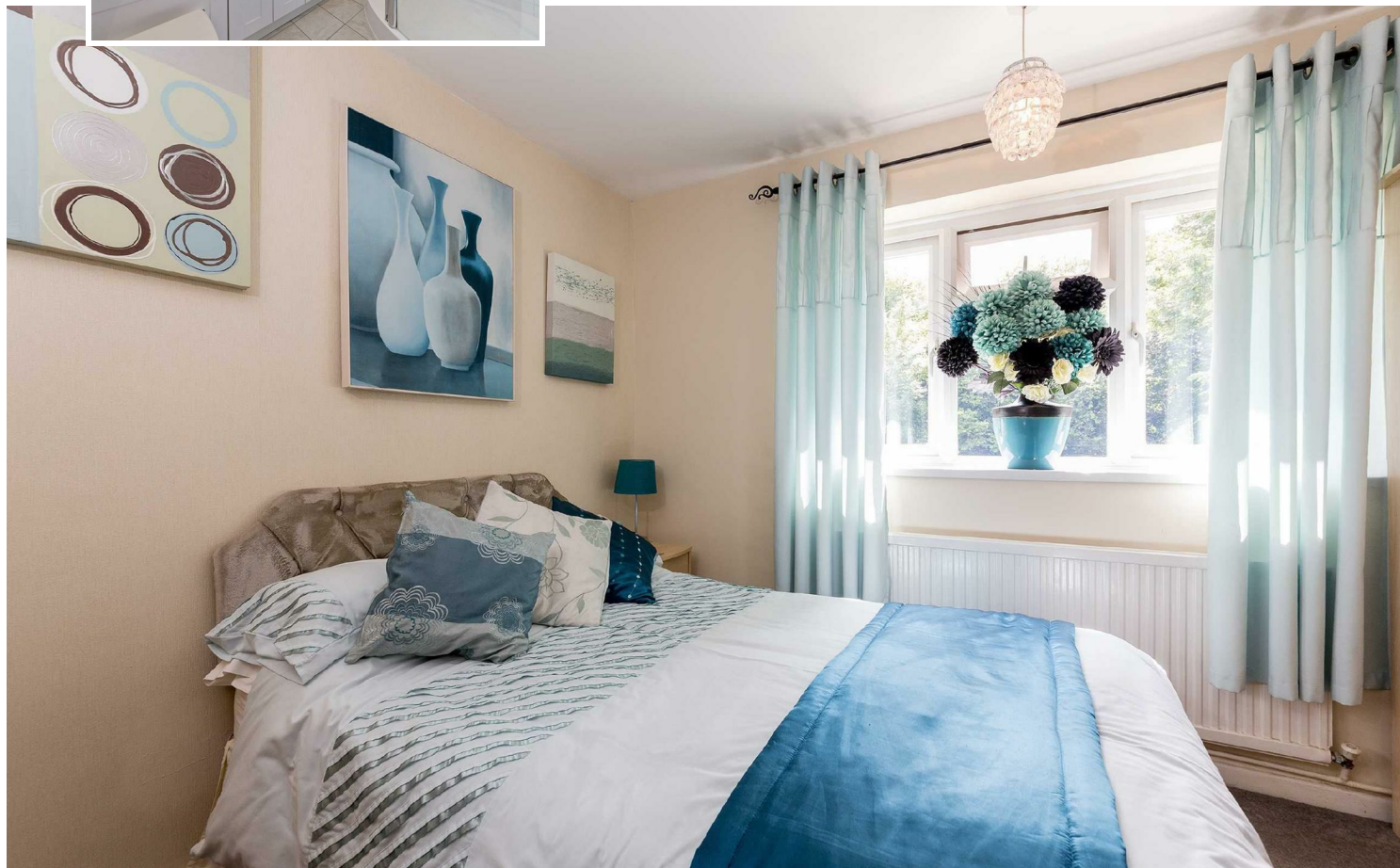
Why Cassidy & Tate

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



Specialists in Bespoke Properties

- Semi Detached Property
- Two Reception Rooms
- Extended Ground Floor
- Off Street Parking To Front
- Three Bedrooms
- Downstairs Cloakroom
- Large Family Rear Garden
- Village Location

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	



