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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

BISHOPS GARTH
ST ALBANS
AL4 9AZ

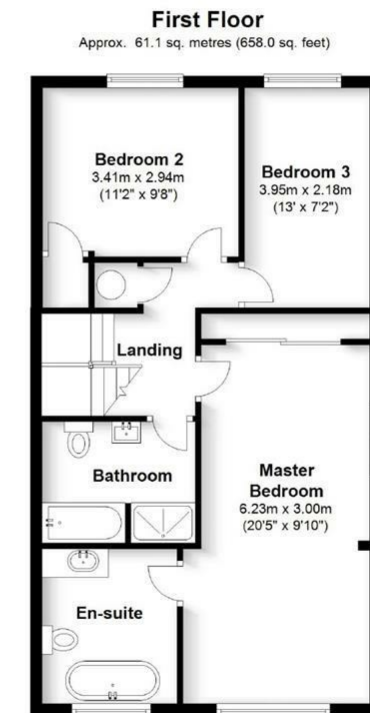
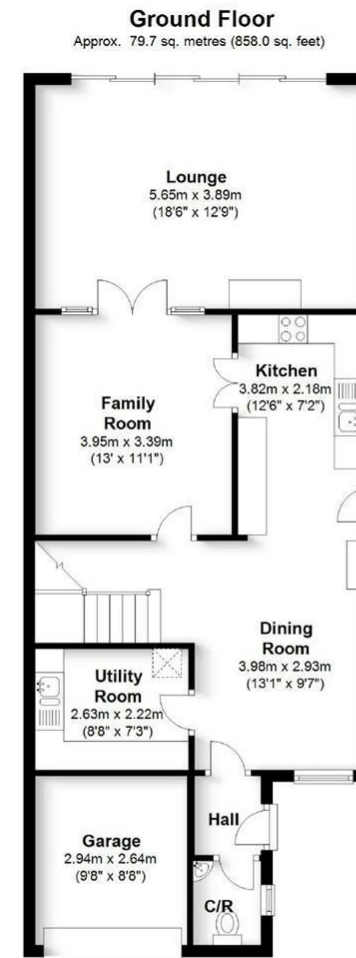
£630,000

EPC Rating: G Council Tax Band: F



All The Ingredients Needed For A Fabulous Lifestyle

Presented in good decorative order throughout, this light and deceptively spacious semi detached home features a contemporary interior complemented perfectly by modern finishing touches. The property offers well planned accommodation with living areas that flow and connect beautifully. The ground floor affords a particular well thought out floorplan with features to include a dining room open to the kitchen, and a family room with double doors that lead to a separate lounge, allowing for private living. Also to the ground floor is a utility room and a cloakroom. Upstairs the master bedroom is served by an en-suite whilst the family bathroom serves the additional two bedrooms. Bi-folding doors from the lounge give access to a good sized decked patio area and low maintenance garden, allowing the outside in. To the front of the property is a paved driveway providing off road parking for two cars. Bishops Garth is positioned in a quiet cul de sac conveniently located close to Wheatfields Primary School and Sandringham Secondary School.



Total area: approx. 140.8 sq. metres (1516.1 sq. feet)

Produced for CASSIDY AND TATE
For guidance purposes only. Not to scale. Outbuildings not included in square footage.
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

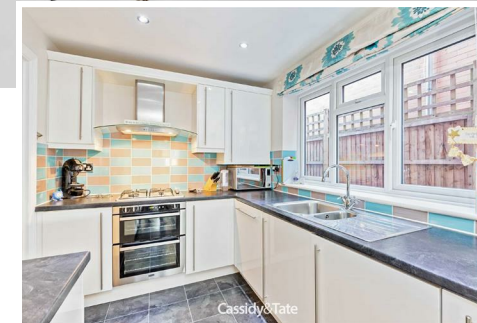
Why Cassidy & Tate

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



Cassidy&Tate

Specialists in Bespoke Properties

- Three Bedrooms
- Lounge
- Family Bathroom
- Garage
- Kitchen/Diner
- Cloakroom
- En-Suite Bathroom
- Private Rear Garden

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	



