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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



[www.cassidyandtate.co.uk](http://www.cassidyandtate.co.uk)

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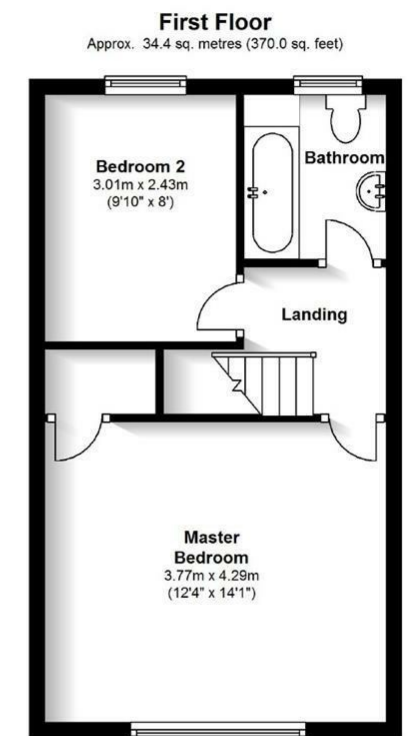
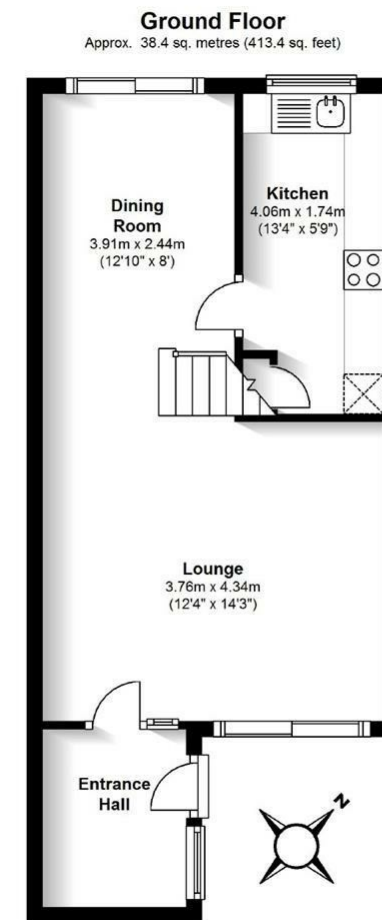
Price £315,000

EPC Rating: G Council Tax Band: D



## All The Ingredients Needed For A Fabulous Lifestyle

Nestled in a cul de sac location is this deceptively spacious, two bedroom terraced home. Light and bright living spaces are combined with a well balanced and versatile floorplan to include a lounge and separate dining room both with patio doors, and a fitted kitchen to the ground floor. The flexible accommodation continues to the first floor with two good sized bedrooms and a family bathroom. To the outside, the property benefits from a low maintenance rear garden with gated access to the rear. Garage en bloc. Whitecroft is a popular residential area as it gives easy access to the motorway networks, good local schools and local amenities. St Albans city centre with its varied shopping and leisure facilities is approximately one mile away and the mainline railway station, linking St Albans to London, St Pancras, remains a short distance away.



Total area: approx. 72.8 sq. metres (783.4 sq. feet)  
Sketch layout only. This plan is not drawn to scale and is for identification purposes only.  
Plan produced using The Mobile Agent.

# 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

- Terraced Property
- Catchment Of Good Schools
- Close To Good Amenities
- Two Reception Rooms
- Cul de Sac Location
- Well Proportioned Rooms
- Two Ample Sized Bedrooms
- Garage En Bloc

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	



