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Cassidy
&Tate
Your Local Experts



Award Winning Agency

NORMANDY TERRACE

ST ALBANS

AL3 5PR



Cassidy&Tate

All The Ingredients Needed For A Fabulous Lifestyle

A rarely available family home situated in the heart of the conservation area, is this four bedroom mid-terraced original show home which has been aesthetically designed to match its neighbouring properties. Offered chain-free, this modern town house with a unique design is arranged over three levels, providing bright and generous living spaces. The fabulous open plan kitchen, lounge & dining room is the hub of the home. The main living spaces benefit from a west facing position allowing lots of light into the property with full length bi-folding doors expanding across the entire width linking to a landscaped decked area. Further features include master bedroom with en-suite, two additional double bedrooms, a good sized study/bedroom four, a separate shower/cloakroom and a family bathroom. The property is presented in beautiful decorative order throughout with the use of tasteful colour tones that will not date. The use of good quality fittings are evident with a sleek modern fitted kitchen & utility room complemented by contrasting work top surfaces and integrated appliances, whilst the family bathroom and shower room have been fitted with stylish modern suites and complimentary tiling. The property also benefits with access to the rear via a secure gated side path. A block paved driveway to the front provides off road parking. There are excellent State and Independent schools and good communications by rail from City Station (St Pancras 18 minutes) and by road via the nearby trunk road and motorway network. The property also has the added benefit of being chain free.



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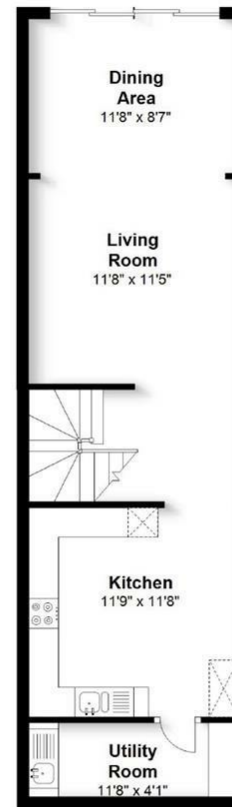


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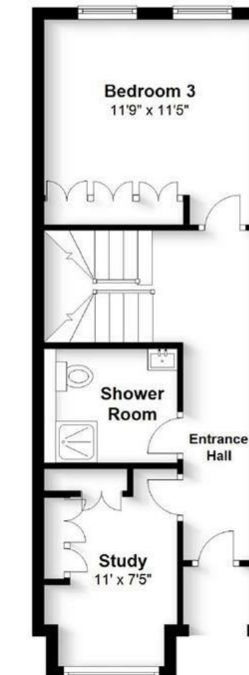


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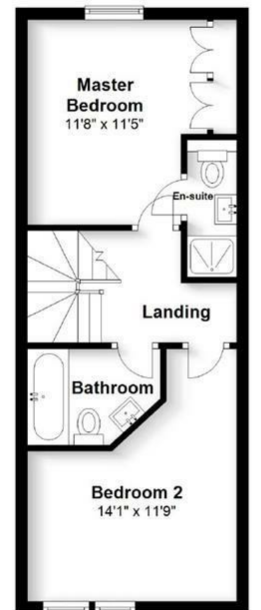
Ground Floor
Approx. 505.4 sq. feet



Street Level Floor
Approx. 407.8 sq. feet



First Floor
Approx. 377.6 sq. feet



Total area: approx. 1290.8 sq. feet

Produced for CASSIDY AND TATE
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



Cassidy&Tate

Specialists in Bespoke Properties

- Chain Free
- Four Bedrooms
- Shower & Bath & Utility Room
- Luxury Fixtures & Fittings
- Modern Town House
- En-Suite To Master
- Open Plan Accommodation Room
- Off Street Parking X 2

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	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

