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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

BISHOPS CLOSE
ST ALBANS
AL4 9AR

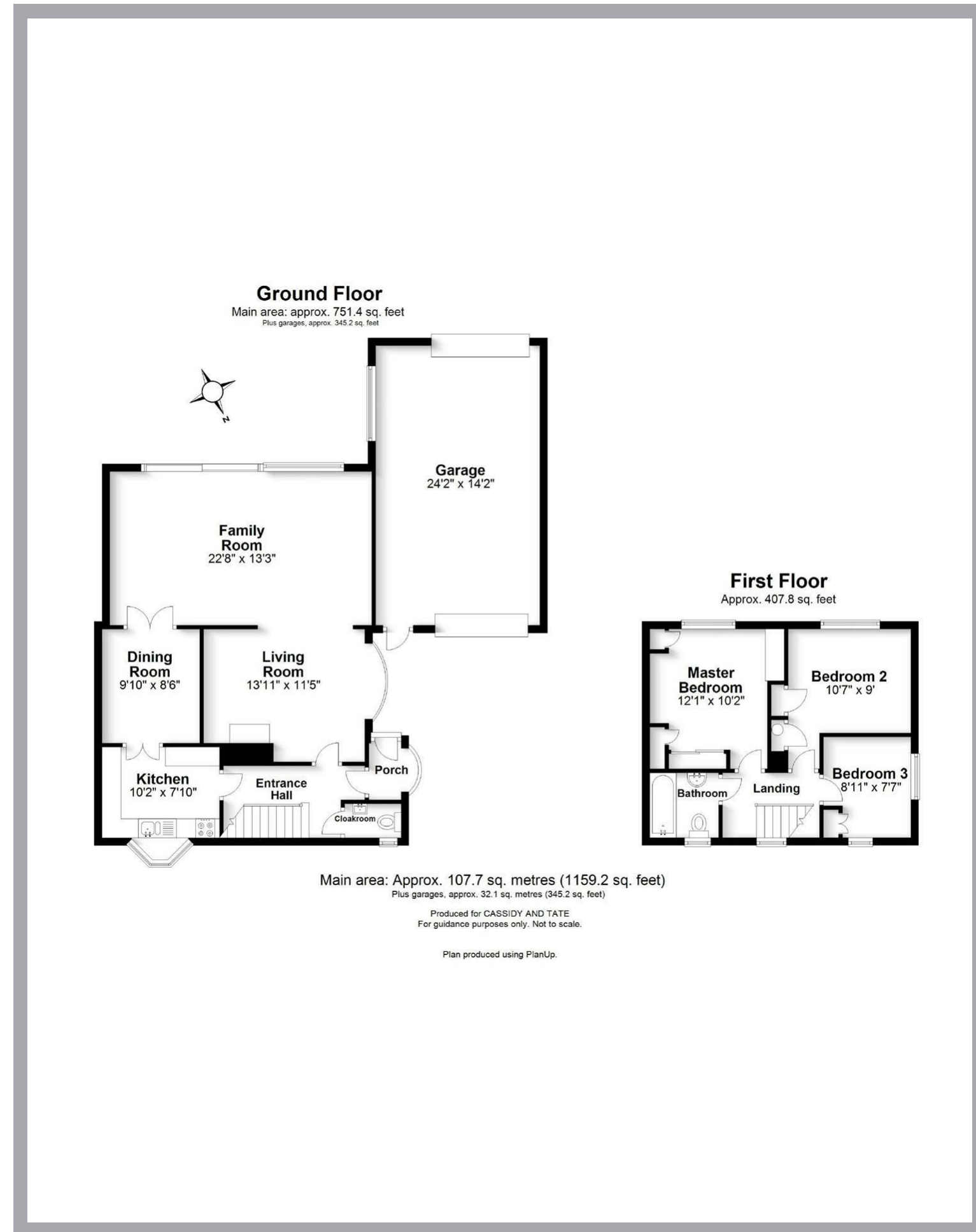
Guide Price £675,000

EPC Rating: G Council Tax Band: E



All The Ingredients Needed For A Fabulous Lifestyle

A deceptively spacious property combined with an enviable position makes this three bedroom, semi-detached dwelling the ideal family home. The property has had a ground floor extension but has the scope to extend further, subject to obtaining the relevant consents. On the ground floor living spaces flow and connect seamlessly to include a closed entrance porch, entrance hall, downstairs cloakroom, fitted kitchen with double doors into the dining room. Double doors from the dining room open into the 22ft family room where open arch leads to the 13ft living room. Upstairs are two double bedrooms, a third good sized bedroom and a family bathroom. A particular feature of this property is the large and enclosed rear garden. A well maintained rear garden is stocked with a variety of mature plants and shrubs, generous sized patio area and gives access to the large garage/workshop which has light and power connected. To the front of the property is a small lawned area, a driveway providing off road parking and side gated access to the rear of the property. Bishops Close is situated in the highly regarded Marshalswick area, close to excellent amenities at the Quadrant Parade and within the catchment of excellent schools.



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

- Extended Semi Detached
- Three Reception Areas
- Large Garage/Workshop
- Close To Schools
- Spacious Accommodation
- Three Bedrooms
- Large Private Rear Garden
- Quiet Cul De Sac 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		



