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Cassidy  
&Tate  
Your Local Experts



Award Winning Agency

HUGHENDEN ROAD  
ST ALBANS  
AL4 9QR



Cassidy&Tate

## All The Ingredients Needed For A Fabulous Lifestyle

Cassidy & Tate are delighted to offer a rare opportunity to purchase a split level, three bedroom, ground floor maisonette situated in a prime location. Presented in a lovely decorative order throughout this property is complemented by a contemporary interior and enjoys excellent room dimensions. On the ground level is an entrance hall, a 17ft lounge/dining room, and a kitchen. Upstairs are three good sized bedrooms and a family bathroom. Accommodation is roomy and bright where living spaces are open and flow and connect beautifully. The lounge/dining room is a well proportioned and benefits from a feature fireplace for cosy living and a patio door that leads to a balcony for warmer days. The kitchen is fitted with modern white gloss units and wood effect worktops which incorporates a breakfast bar. Further features include gas central heating, double glazing and well tended communal gardens. Situated in the heart of the popular Marshalswick area of St. Albans, this property is within walking distance of good local amenities at the Quadrant parade, a M & S foodhall and a Sainsbury's petrol station. Hughenden Road is also located within the catchment of highly regarded primary and secondary schools. The main railway station and the city centre remain only a short distance away.



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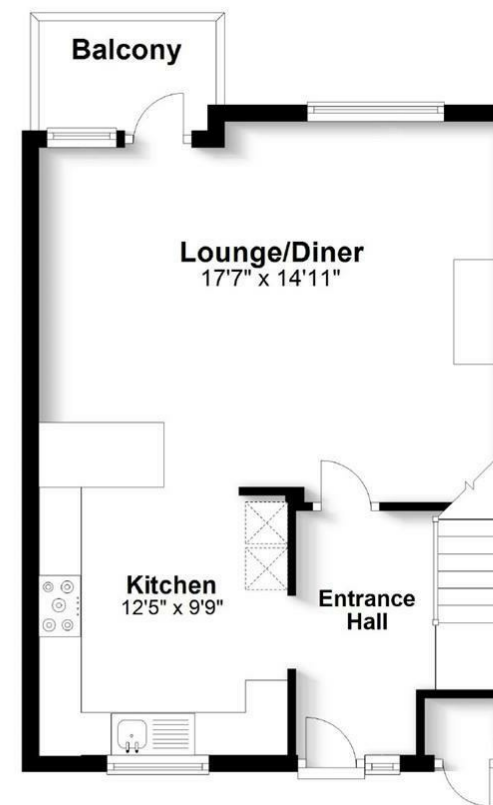
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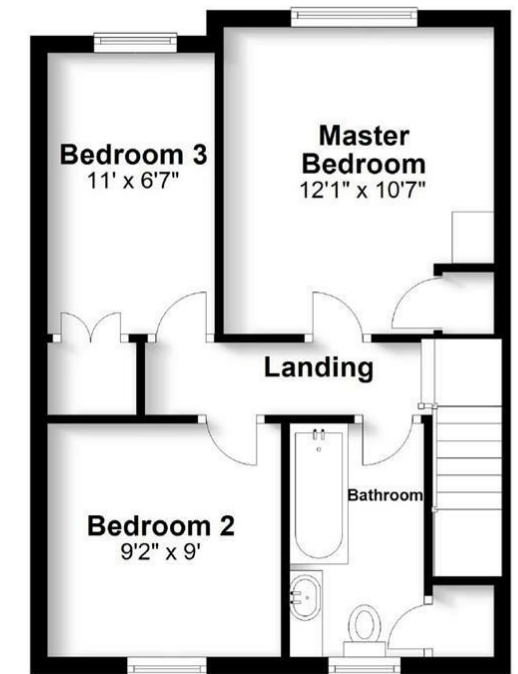
### Ground Floor

Approx. 438.5 sq. feet



### First Floor

Approx. 428.6 sq. feet



Total area: approx. 867.1 sq. feet

Produced for Cassidy & Tate Estate Agents  
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



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## Specialists in Bespoke Properties

- Ground Floor Maisonette
- Kitchen/Breakfast Room
- Three Bedrooms
- Close To Sought After Schools
- Open Plan Living Area
- Modern Bathroom Suite
- Gas To Radiator Heating
- Close To Local Amenities

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

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



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