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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



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AL1 5JA

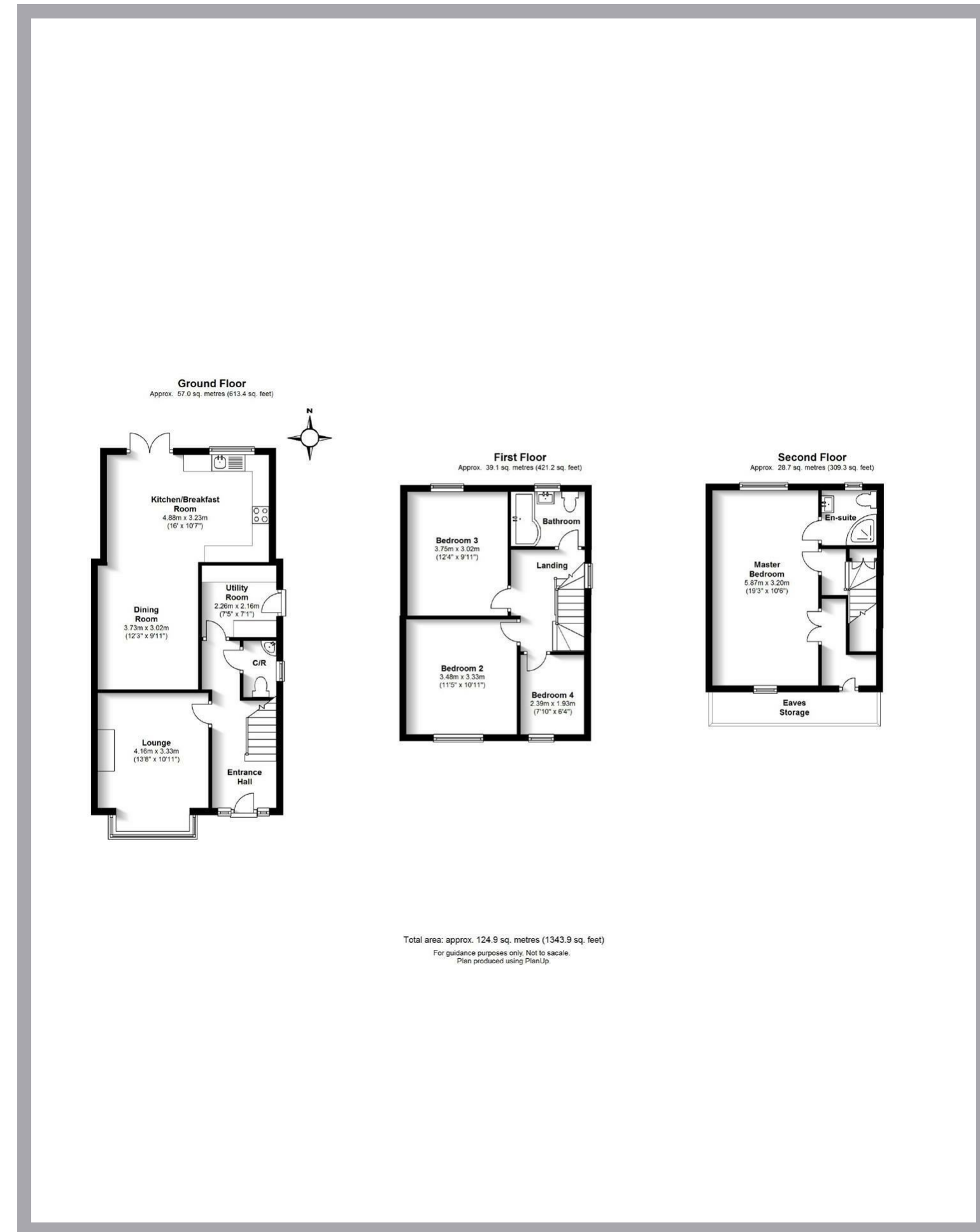
Offers In Excess Of £600,000

EPC Rating: G Council Tax Band: D



# All The Ingredients Needed For A Fabulous Lifestyle

Offered for sale with no onward chain and perfectly positioned within walking distance of the mainline railway station, linking St. Albans to London, St Pancras is this superb four bedroom, semi detached family home. The property is arranged over three levels and has been fully refurbished, creating a contemporary theme throughout. A well thought out single storey extension has produced a wonderful, spacious open plan living space, where the family can come together within a relaxed and comfortable atmosphere. To the front of the house is a bright and airy lounge with bay window and feature fire. On the first floor are three of the four bedrooms, and the modern family bathroom. The master bedroom with en-suite can be found on the second floor. Externally, a low maintenance, fully enclosed rear garden complements the property further, whilst a block paved driveway to the front allows for off road parking. Conveniently located for good local amenities and excellent schools, makes this the perfect family home.



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

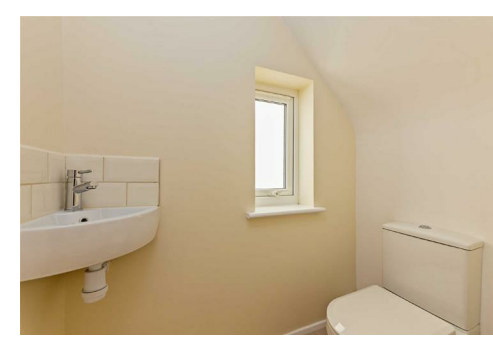
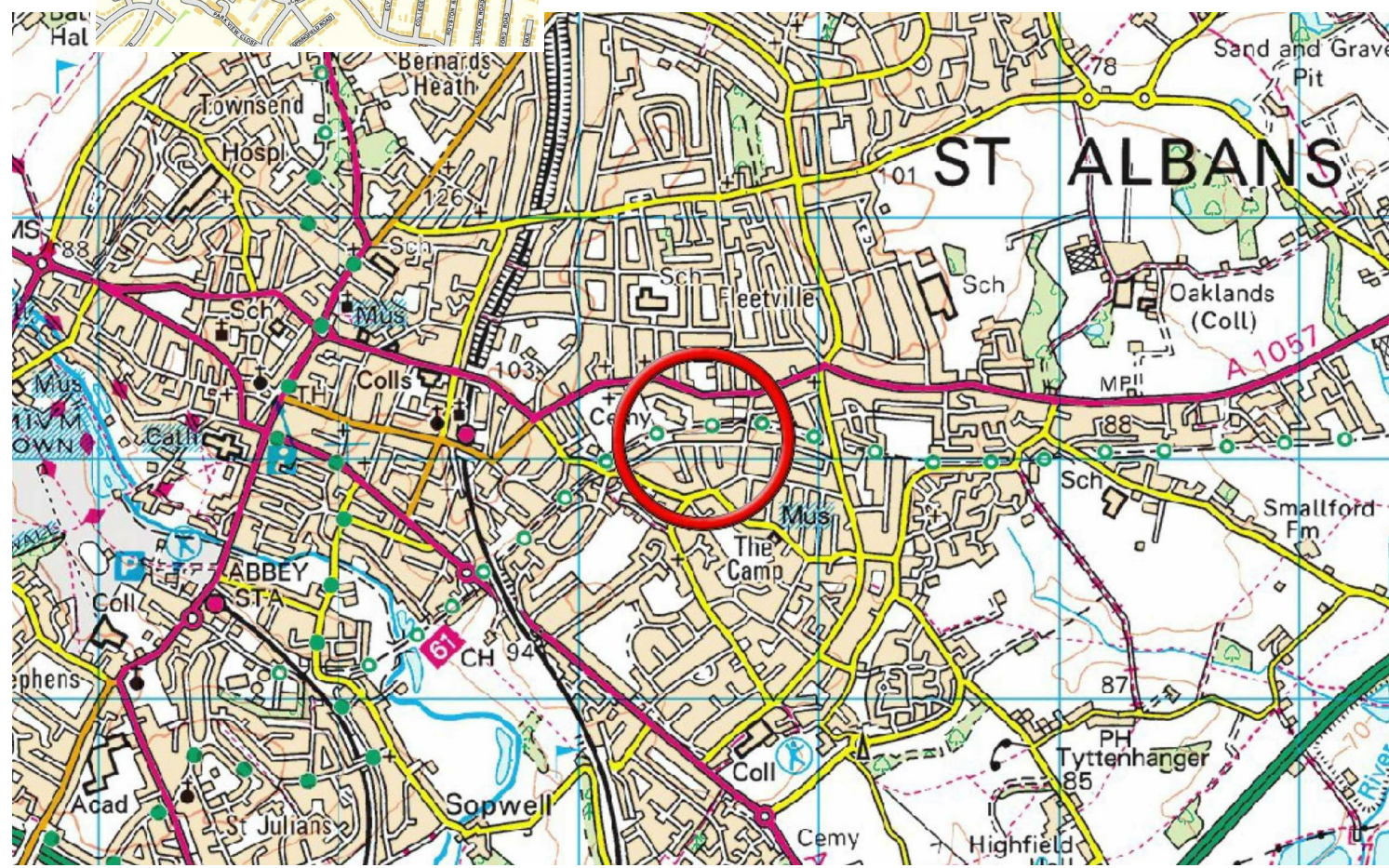
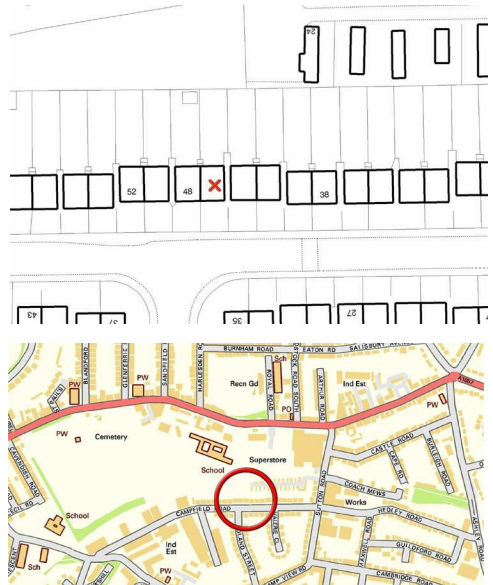
## Why Cassidy & Tate

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



## Specialists in Bespoke Properties

- Fully Refurbished
- Arranged Over Three Levels
- Four Bedrooms
- Kitchen/Living/Dining Room
- Single Storey Extension
- Close To Mainline Station
- Open Plan Accommodation
- Off Road Parking

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	



