

St Albans Office
10 High Street, St Albans
Herts AL3 4EL
01727 228428
stalbans@cassidyandtate.co.uk

Marshalswick Office
59 The Quadrant, St Albans,
Herts AL4 9RD
01727 832383
marshalswick@cassidyandtate.co.uk

Wheathampstead Office
39 High Street, Wheathampstead,
Herts AL4 8BB
01582 831200
wheathampstead@cassidyandtate.co.uk

Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

MENDIP CLOSE
ST. ALBANS
AL4 9SS

Price Guide £475,000

EPC Rating: D Council Tax Band: D



All The Ingredients Needed For A Fabulous Lifestyle

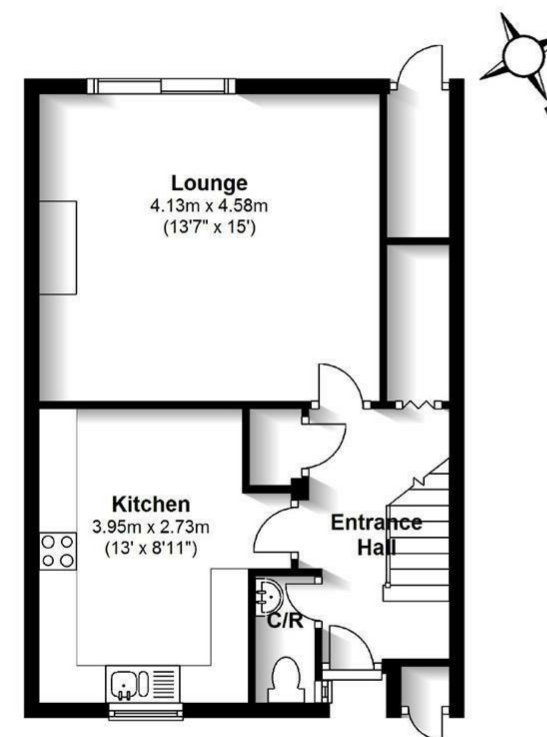
Perfectly positioned for highly regarded local schools is this three-bedroom end-of-terrace family home. The property has undergone redecoration throughout and offers bright and versatile accommodation, including a lounge/diner with doors opening to the rear garden, a newly fitted kitchen/diner, a downstairs cloakroom, and a useful storage cupboard on the ground floor.

On the first floor are three good-sized bedrooms and a family bathroom. Outside, to the rear is a low-maintenance garden with a garden shed and an outside cupboard located to the rear of the property. Further benefits include gas central heating and double glazing.

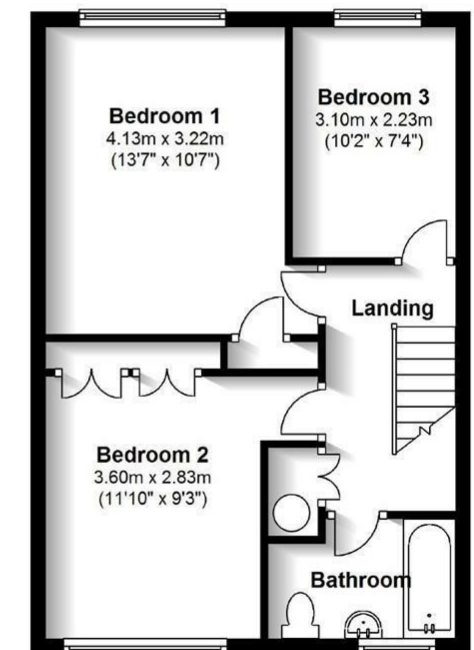
Not only is this property conveniently located for good schools, but it is also within easy reach of local amenities, eateries, and shopping facilities at the Quadrant parade. St Albans city centre, with its varied shopping and leisure facilities, along with the main railway station, remains only a short car or bus ride away.



Ground Floor
Approx. 44.6 sq. metres (480.5 sq. feet)



First Floor
Approx. 45.5 sq. metres (489.9 sq. feet)



Total area: approx. 90.2 sq. metres (970.4 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

- Walk To Sandringham
- Lounge/Diner
- End Of Terrace
- Walk To Jersey Farm Woodland
- Recently Redecorated
- Three Bedrooms
- Downstairs Cloakroom
- Private Rear Garden
- Chain Free
- Walk To Local Shops

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



