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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

WYCH ELMS  
ST ALBANS  
AL2 2AR

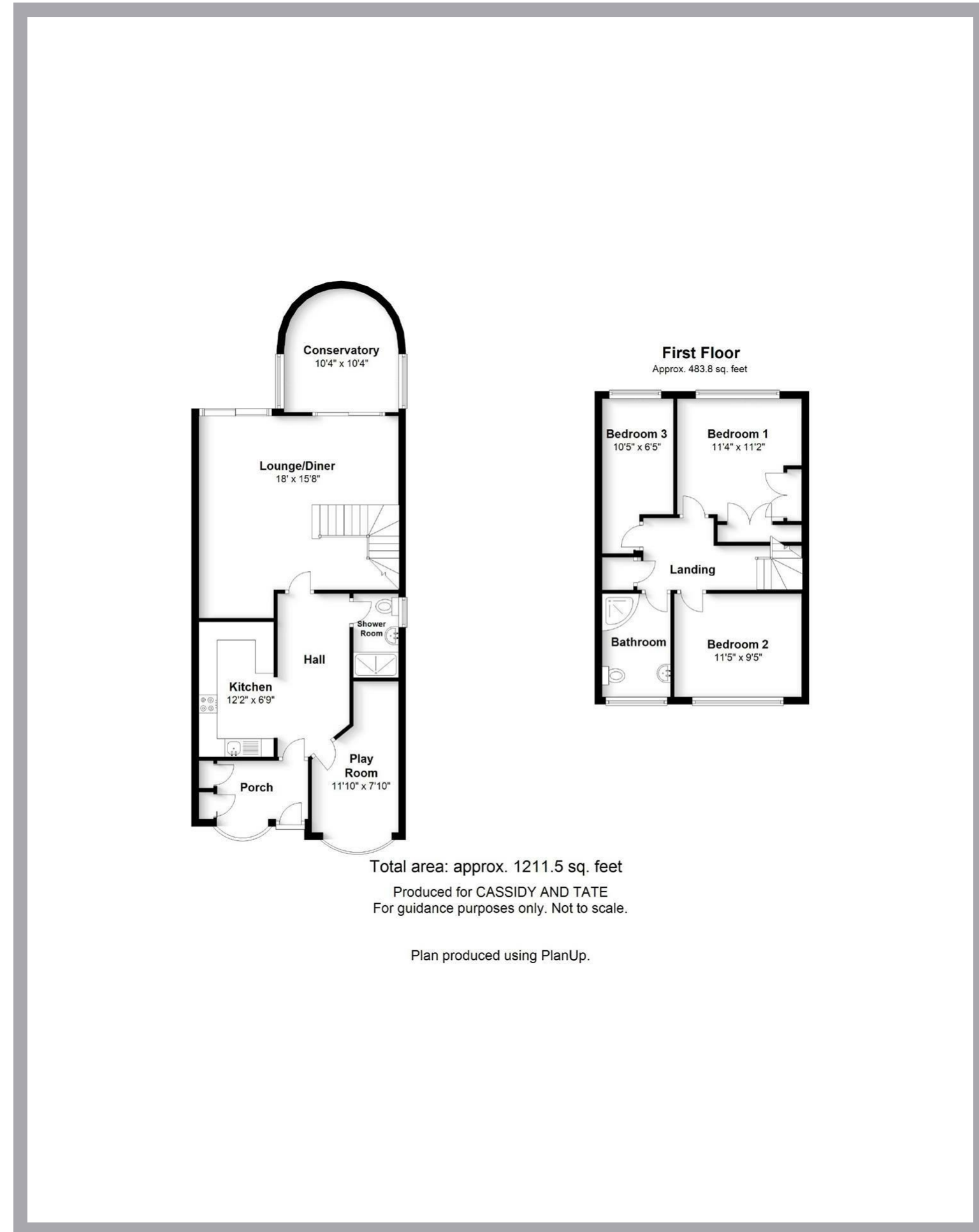
Guide Price £450,000

EPC Rating: G Council Tax Band: E



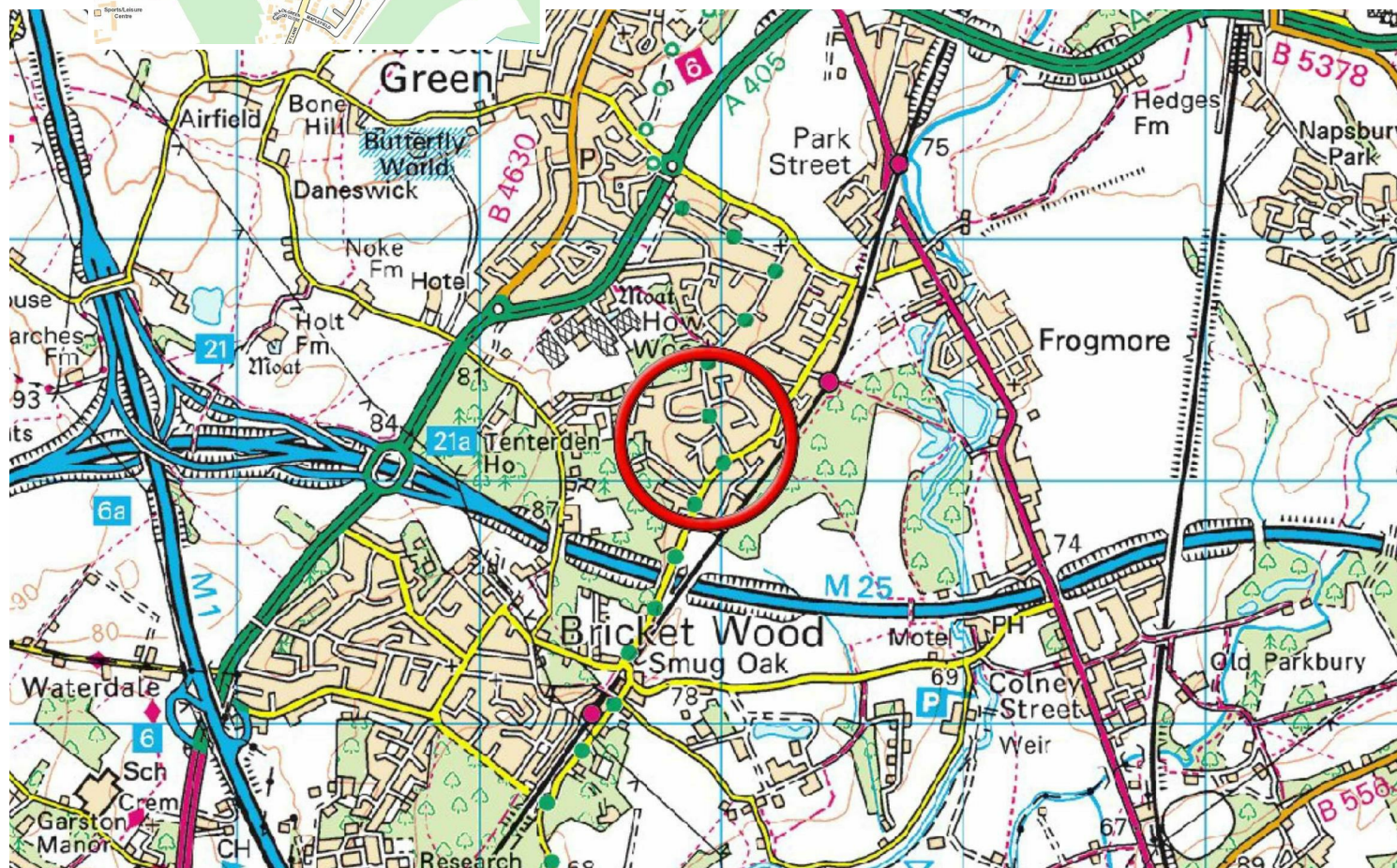
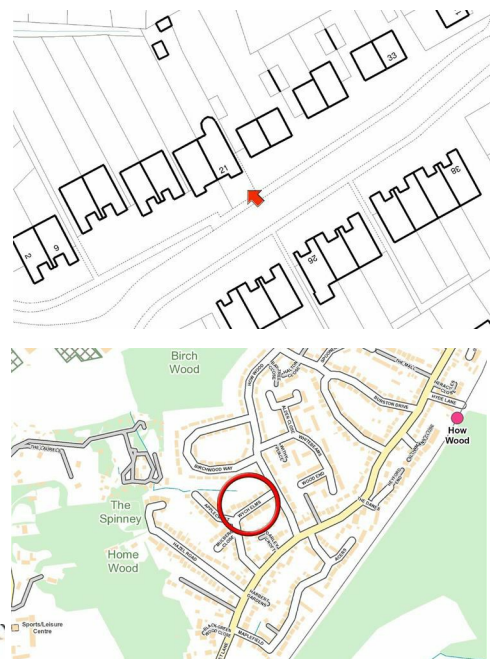
## All The Ingredients Needed For A Fabulous Lifestyle

A lovely three bedroom semi detached property situated in Park Street comprising of deceptively spacious accommodation. Downstairs there is a larger than average porch, hallway leading to the kitchen, play room, lounge/dining room and shower room, and a conservatory. Upstairs are two double bedrooms, a third good sized bedroom and a family bathroom. Internally the property is in good decorative order throughout with a ground floor layout that will suit the busy family lifestyles. The kitchen, fitted with modern units, and a play room with bay window are situated towards the front of the property whilst a well balanced lounge with double sliding doors leading into the conservatory are to the rear of the property. The well maintained rear garden is a lovely outlook whilst relaxing in the conservatory. A good sized block paved driveway to the front sets the property away from the road as well as providing off road parking for several cars. Wych Elms is located in the heart of Park Street village, conveniently situated for good local amenities, easy access to the transport links and within the catchment of highly regarded schools. St. Albans city centre with its extensive shopping and leisure facilities remain a short distance away.



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

- Three Bedroom Semi
- Lounge/Diner
- Playroom / Study
- Conservatory
- Shower Room & Bathroom
- Off Street Parking To Front
- Family Size Rear Garden
- Potential To Extend (stpp)

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			
Not energy efficient - higher running costs			
England & Wales		1	1
EU Directive 2002/91/EC			



