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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

SKYS WOOD ROAD
ST. ALBANS
AL4 9PG

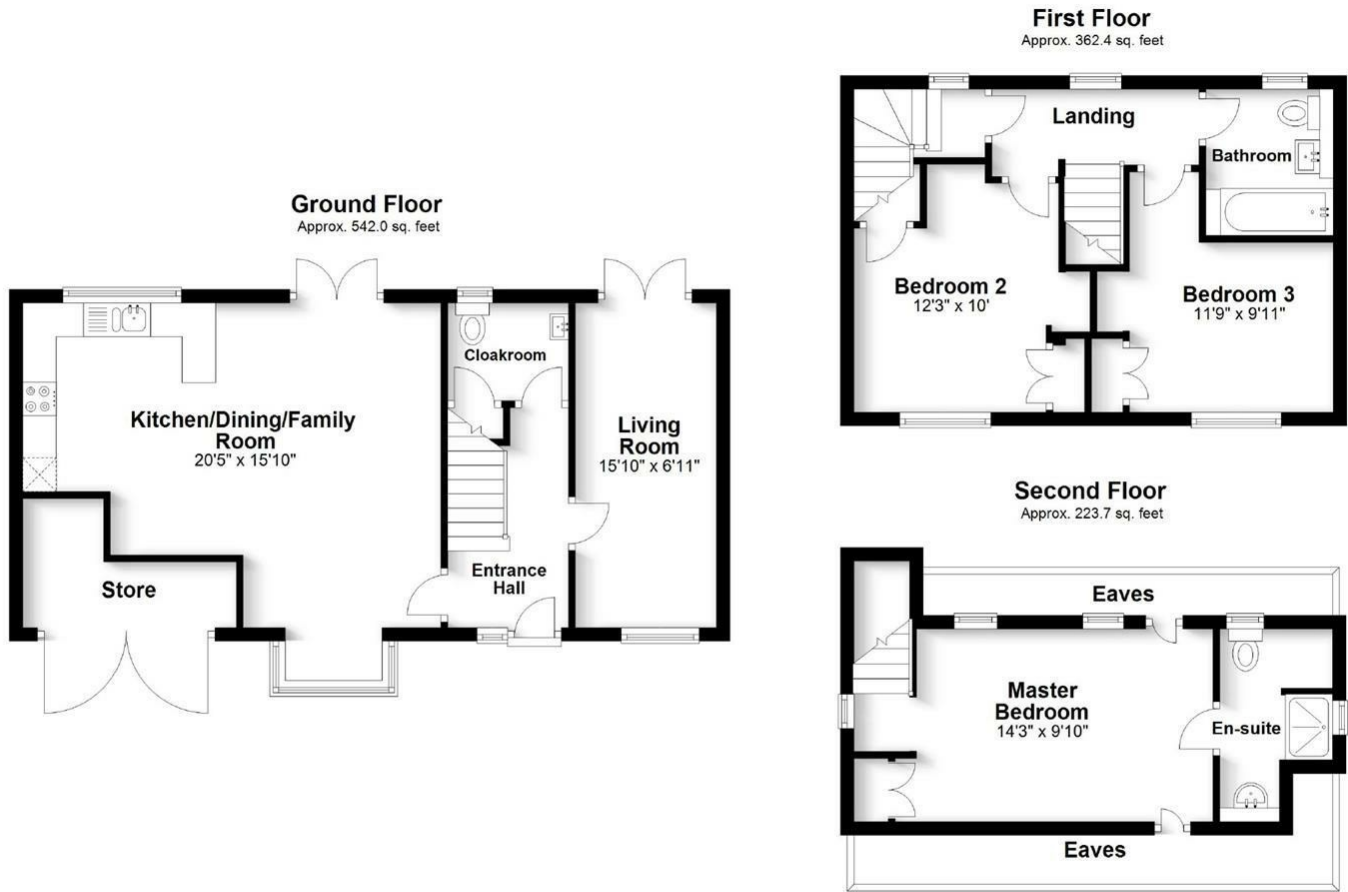
Guide Price £695,000

EPC Rating: G Council Tax Band: TBC



All The Ingredients Needed For A Fabulous Lifestyle

This brand new three bedroom, contemporary detached family home, in the heart of the popular Marshalswick area of St. Albans, has just been completed and is ready to just move in. A lovely home of convenience and comfort which is arranged over three floors features a bright and airy open kitchen/living/dining room where patio doors spill to the outside, a separate reception room also with patio doors opening to the rear garden, three good sized bedrooms one of which benefits from an en-suite, plus a family bathroom and a downstairs cloakroom. Further benefits include an attractive low maintenance rear garden with al-fresco patio area and a block paved driveway which allows for off road parking. The property has been designed to be a functional home where the use of simple lines, clever use of space, and high quality finishes, such as a handmade wood front door and bespoke wood canopy porch, help in creating a comfortable family home. The location of Skys Wood Road has something for every lifestyle. Close to excellent primary and secondary schools, the good local amenities at the Quadrant parade, including an M&S foodhall and Sainsbury's local. St. Albans city centre and mainline railway station is only a short distance away.



Total area: approx. 1128.1 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

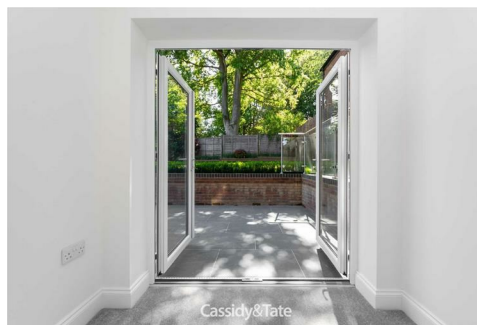
Why Cassidy & Tate

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



Specialists in Bespoke Properties

- Brand New Build
- Three Bedroom Detached
- Open Plan Accommodation
- Second Reception Room
- Located In Marshalswick
- Two Bathroom & Cloakroom
- Kitchen/Living/Dining Room
- Private Parking & Chain Free

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		
EU Directive 2002/91/EC	1	1
England & Wales		



