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Cassidy
&Tate
Your Local Experts



Award Winning Agency

HIGH STREET
ST. ALBANS
AL4 0NP



All The Ingredients Needed For A Fabulous Lifestyle

A substantial three/four bedroom, two reception room, semidetached property situated in the popular village of Colney Heath. The property has been extended to provide excellent living accommodation to suit a growing family that is looking for versatile and functional living spaces. On the ground floor is an entrance hall, downstairs cloakroom, an open plan and dual aspect living/dining room, inner hall, fitted kitchen and a fourth bedroom with walk-in wardrobe which could also be used as another reception/playroom. Upstairs are three good sized bedrooms and a family bathroom. Patio doors from the dining area lead out to the rear garden. A low maintenance and private rear garden which is mainly laid to lawn and allows for stunning views overlooking fields. To the front of the property is ample parking off street parking. Colney Heath lies south of the A414 and the M25 is easily accessible, with an interchange less than two miles away. Bus routes connect Colney Heath to St Albans, and St Albans City and Hatfield stations offer direct rail services to London. Colney Heath JMI School is located on the High Street, in the heart of the village whilst Nicholas Breakspear Catholic School is one of the closest secondary schools, located across the A414 on Colney Heath Lane.



Total area: approx. 1159.9 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

- Located in Colney Heath
- High Street Location
- Two/Three Reception Rooms
- Countryside Views
- Pretty Village Settings
- Three/Four Bedrooms
- Extended To Rear
- Parking For Several Cars

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	

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

