

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

Knightsbridge Office  
45 Pont Street, Knightsbridge  
London SW1X 0BD  
020 7629 9966  
26@theknightsbridgeoffice.co.uk

Cassidy  
&Tate  
Your Local Experts



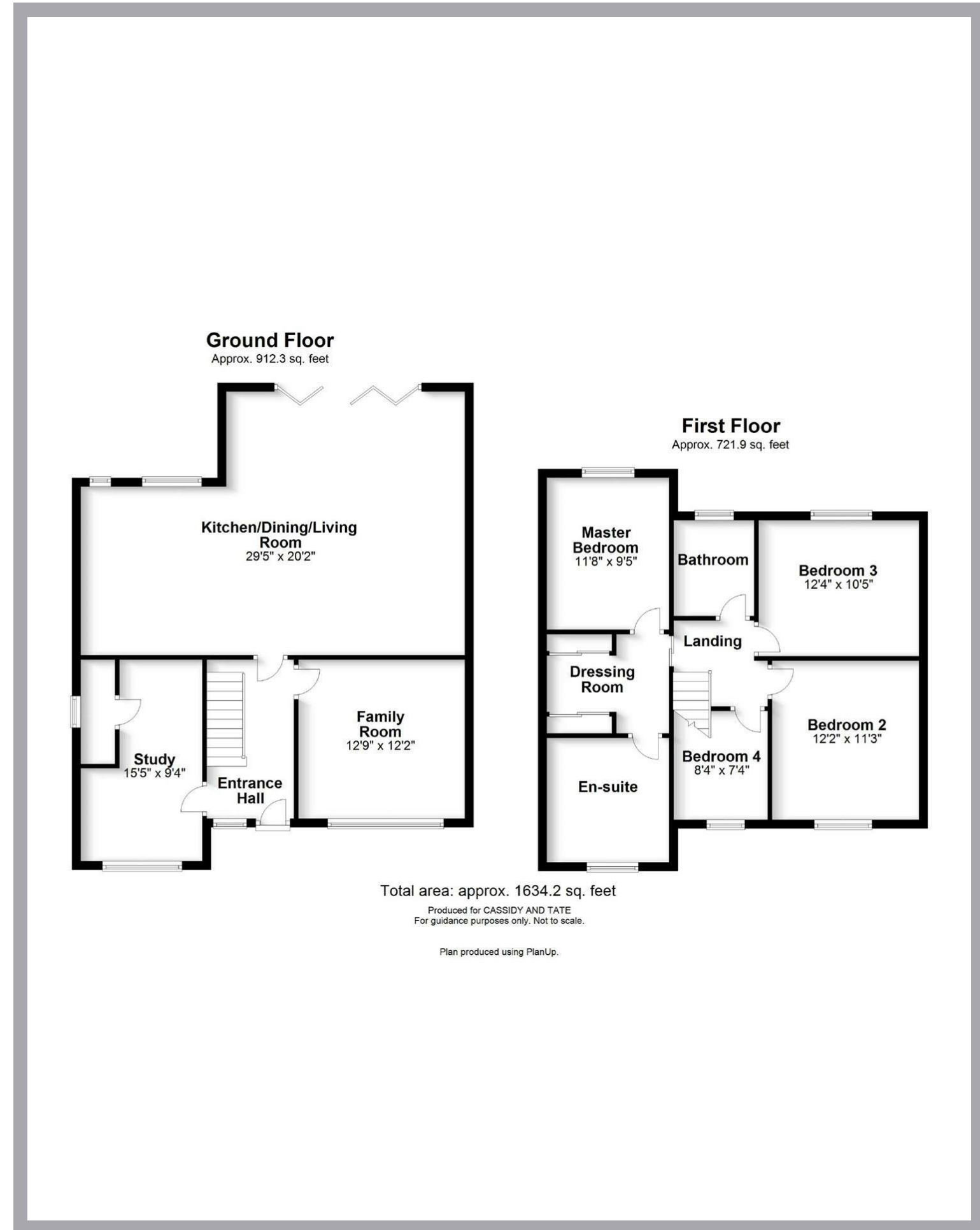
Award Winning Agency

TOLLGATE ROAD  
ST ALBANS  
AL4 0PY



## All The Ingredients Needed For A Fabulous Lifestyle

Cassidy & Tate are delighted to offer to the market a spacious four bedroom, two bathroom semi-detached family home situated in the popular village of Colney Heath. The property has been extended to the side and rear, and fully refurbished throughout providing excellent living accommodation to suit any potential family looking for versatile and functional living spaces, especially for those looking for open plan living. Accommodation comprises of an entrance hall, family room, study, an open plan kitchen/dining/living room, master bedroom complete with dressing room and en-suite, three further bedrooms and a family bathroom. Taking precedence on the ground floor is the fabulous open plan kitchen/dining/family room where modern fitted kitchen wall and base units are complemented beautifully by granite worktops, and feature island. The dining area has bi-folding doors opening to the rear garden, and the family area is the perfect place to catch up with family in a relaxed atmosphere. For family members seeking privacy, a separate lounge with built-in log burner, situated to the front of the property is a cosy and comfortable room. Externally the rear garden backs onto open fields and is mainly laid to lawn with a variety of mature trees and shrubs. To the front of the property is a driveway providing off road parking for several cars. Tollgate Road is found in the quiet village of Colney Heath, which is situated to the south-east of St Albans and is approximately 4 miles from St Albans city centre with its wide range of shopping and leisure facilities, along with a mainline railway station to London St Pancras.



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

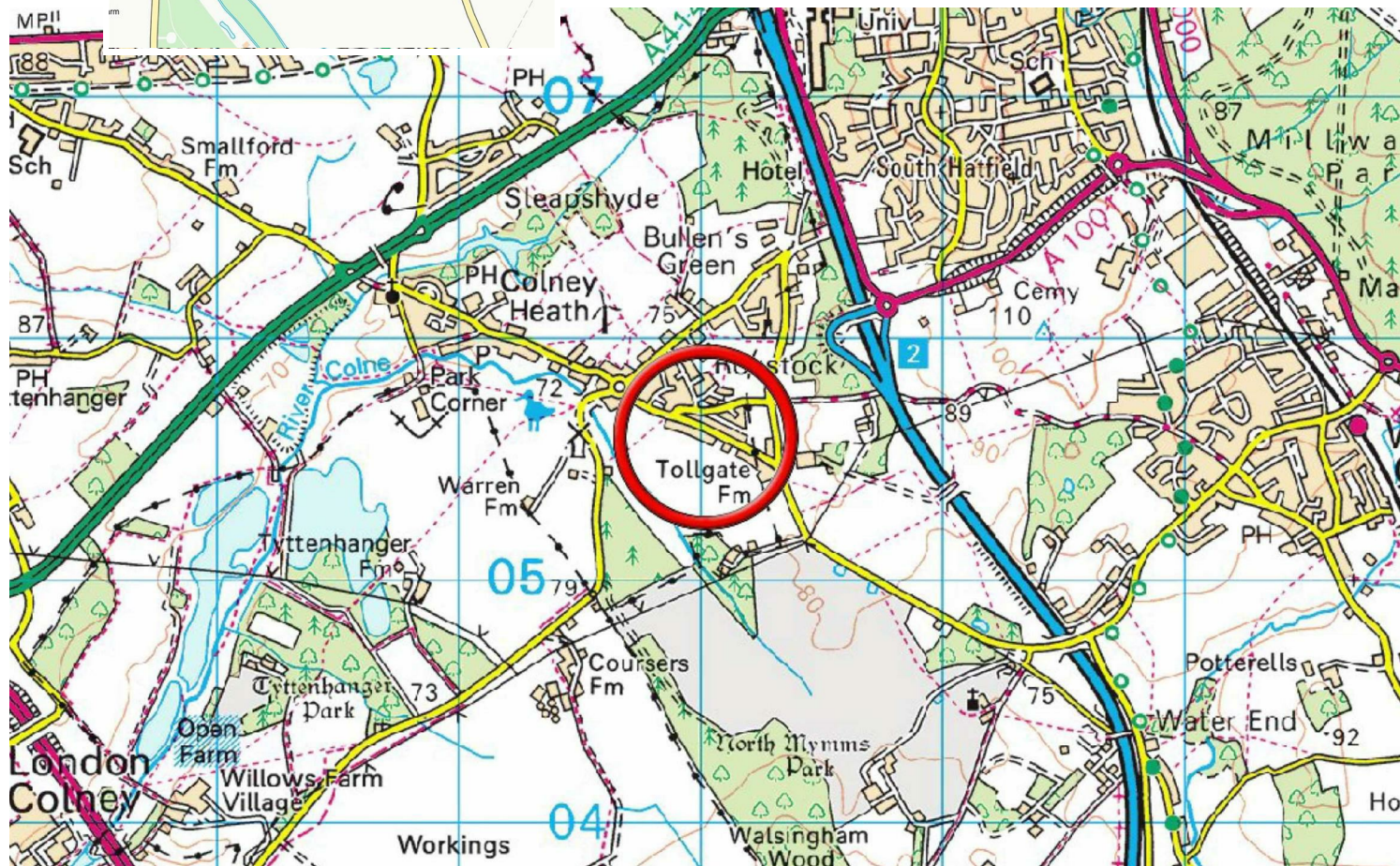
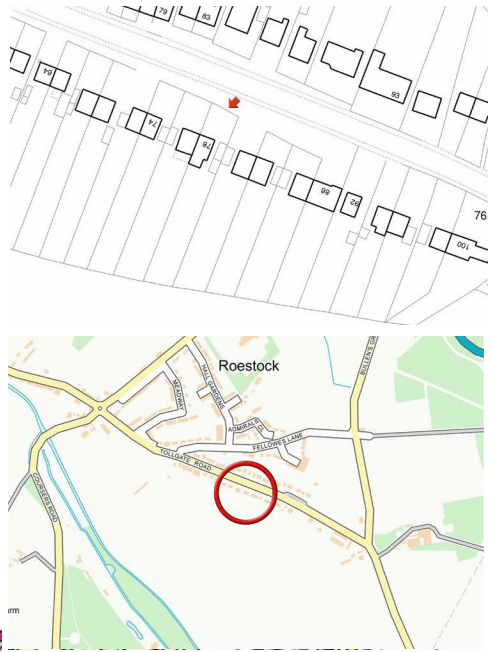
## Why Cassidy & Tate

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

- Extended To Side & Rear
- Fully Refurbished Throughout
- Front To Back Master Bedroom
- Four Bedrooms
- Open Plan Accommodation
- Two Further Reception Rooms
- Dressing Room & En-Suite
- Large Family Garden

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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