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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

CHALKDELL FIELDS

ST ALBANS

AL4 9LZ

Guide Price £535,000

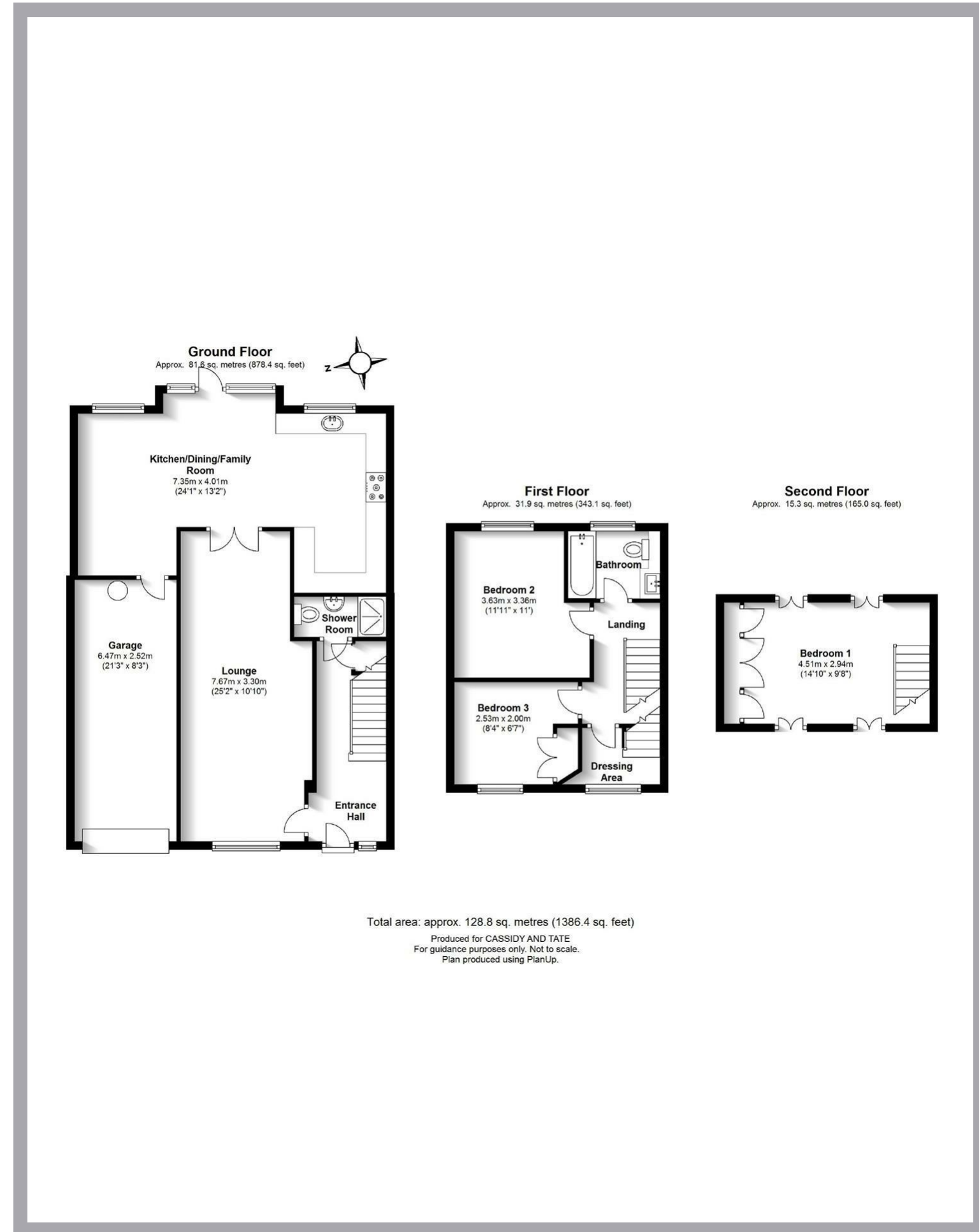
EPC Rating: G Council Tax Band: D



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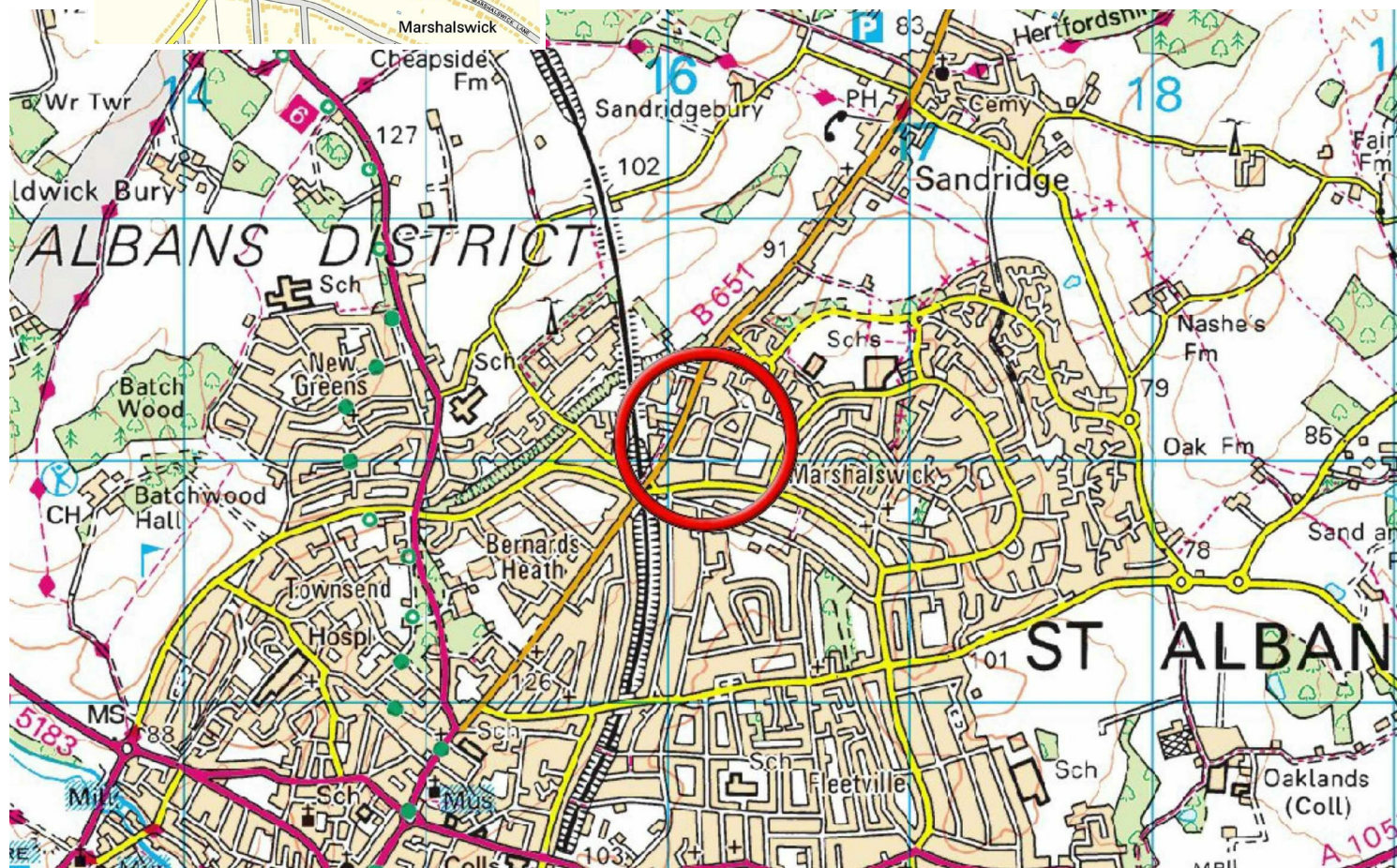
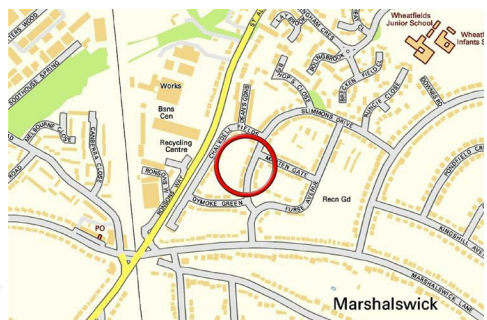
All The Ingredients Needed For A Fabulous Lifestyle

Suitably located within the catchment of highly acclaimed schools is this deceptively spacious, three bedroom end of terrace property. Bright and airy best describes this home where an extension has provided living spaces spread across three levels, offering functional and flexible accommodation to suit any prospective family. At the hub of the home is the superb open plan kitchen/dining/family room which connects and flows beautifully into the 25ft lounge via double doors, catering for everyday living. A downstairs shower room completes the ground floor. Upstairs, on the first floor are two double bedrooms and the family bathroom, plus a third double bedroom/loft room found on the second floor. Externally the property benefits from a good sized, enclosed rear garden with a decked patio area, a garage and a block paved driveway providing off road parking. Chalkdell Fields is situated in a sought after location, close to good local shopping facilities and overlooking a small Woodland.



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 Bedrooms
- Kitchen/Family/Dining Room
- Family Bathroom
- Family Garden
- Open Plan Accommodation
- Shower Room
- Extended To Rear Aspect
- Garage & Parking

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



