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Cassidy  
&Tate  
Your Local Experts



Award Winning Agency

ROWAN CLOSE

ST ALBANS

AL4 0ST



# All The Ingredients Needed For A Fabulous Lifestyle

A modern four bedroom detached family home nestled in a corner of a quiet cul de sac location and offered for sale with no upper chain. The property boasts generous accommodation to include a large entrance hall with cloaks cupboard, downstairs cloakroom, fitted kitchen/breakfast room, dining room with arch into living room with gas fireplace and sliding doors leading into the conservatory. On the first floor there are four double bedrooms with en suite to main bedroom and a modern family bathroom. Outside is a low maintenance rear garden with small patio area and mature shrubs and plants. To the front of the property is a block paved driveway and to the side, there is a single detached garage providing off road parking. Rowan Close is situated to the East of St Albans with bus routes giving easy access to St Albans City Centre, the mainline railway station and good local schools. Also Alban Way which is located close by, is a trail for cyclists and walkers providing a safe, traffic-free route for leisure and commuting including access to St Albans city station.



Main area: Approx. 124.1 sq. metres (1336.2 sq. feet)  
Plus garage, approx. 13.3 sq. metres (143.0 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



Cassidy&Tate

## Specialists in Bespoke Properties

- Detached Family Home
- Two Reception Rooms
- Conservatory
- En Suite To Master
- Cul De Sac Location
- Kitchen/Breakfast Bar
- Four Good Sized Bedrooms
- No Upper Chain

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>1</b>	<b>1</b>
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>1</b>	<b>1</b>
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

