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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

WHEATLEYS
ST ALBANS
AL4 9UE

Guide Price £455,000

EPC Rating: G Council Tax Band: D



Cassidy&Tate

All The Ingredients Needed For A Fabulous Lifestyle

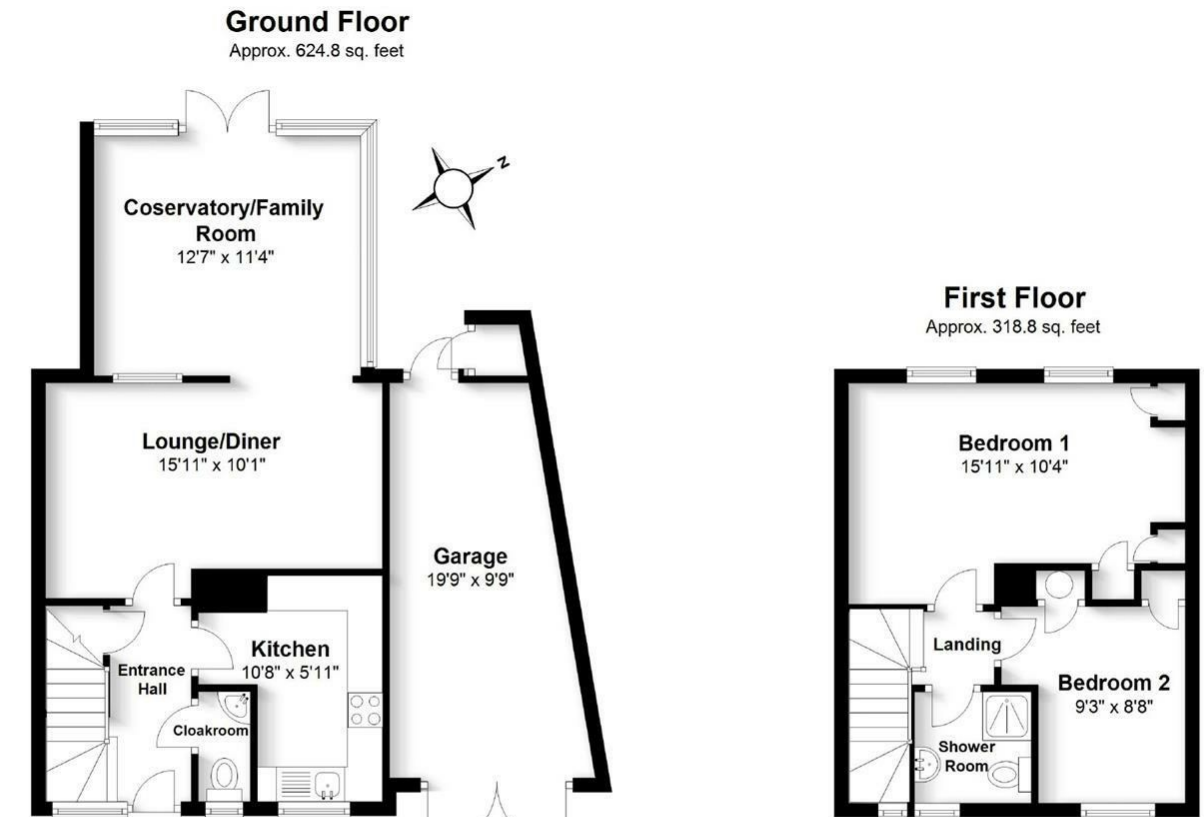
A deceptively spacious two bedroom, two reception room semi-detached property which has not yet reached its full potential and subject to planning permission, could be enlarged into a three/four bedroom family home. Located in the very popular residential area of Marshalswick, Wheatleys is a sought after address as it is situated within the catchment of excellent primary and secondary schools, within walking distance to very good local amenities at the Quadrant Parade including a Marks & Spencer's food hall. Well proportioned living accommodation comprises of an entrance hall, cloakroom, kitchen to the front of the property, a lounge/diner which is open to the conservatory/family room. Upstairs are two good sized bedrooms and a family shower room. Outside is a private enclosed rear garden screened by mature hedging and trees and enjoys two patio areas, plus side gated access leading to the front which has a block paved driveway providing off road parking. Wheatleys is only a short bus or car ride away from St. Albans city centre with its extensive shopping and leisure facilities and a short distance away from the mainline railway station linking St. Albans to London, St Pancras.



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Total area: approx. 943.6 sq. feet

Produced for CASSIDY AND TATE
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

- Located In Marshalswick
- Two Reception Rooms
- Potential To Extend (stpp)
- Chain Free
- Two Bedroom Semi Detached
- Downstairs Cloakroom
- Garage & Parking
- Walking To The Quadrant

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	



