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Cassidy  
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Award Winning Agency



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CUCKMANS DRIVE  
ST ALBANS

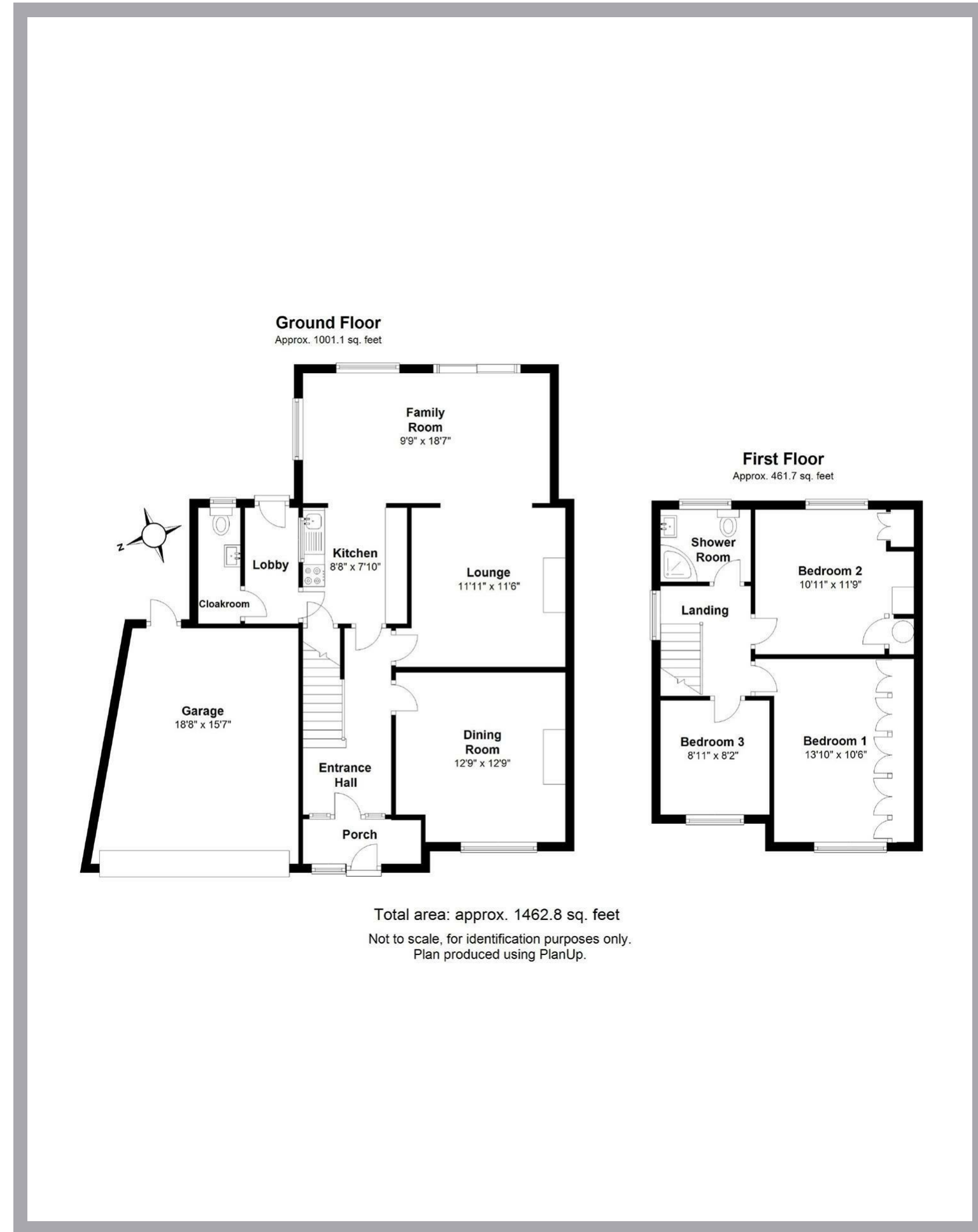
Guide Price £630,000

EPC Rating: G Council Tax Band: F



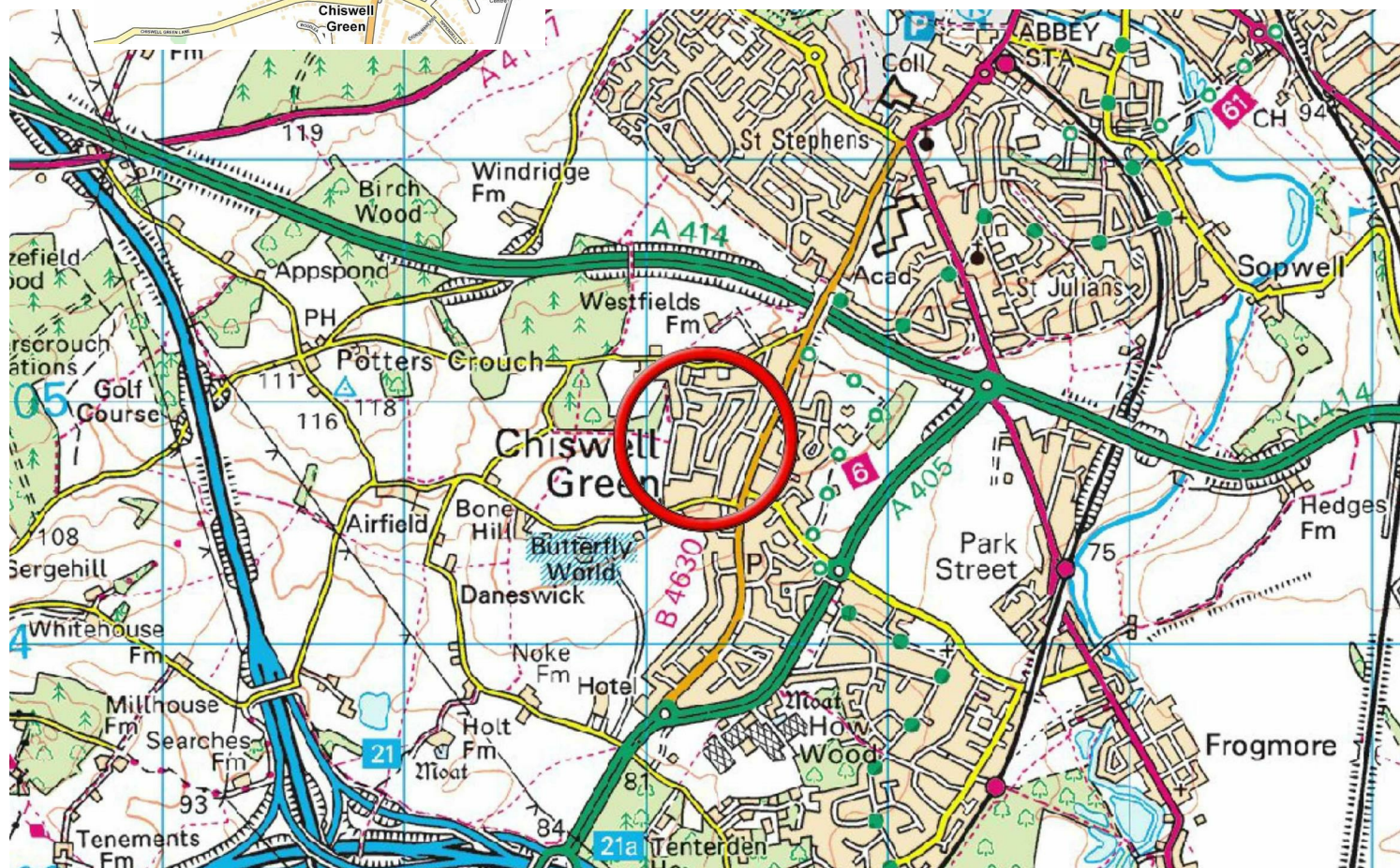
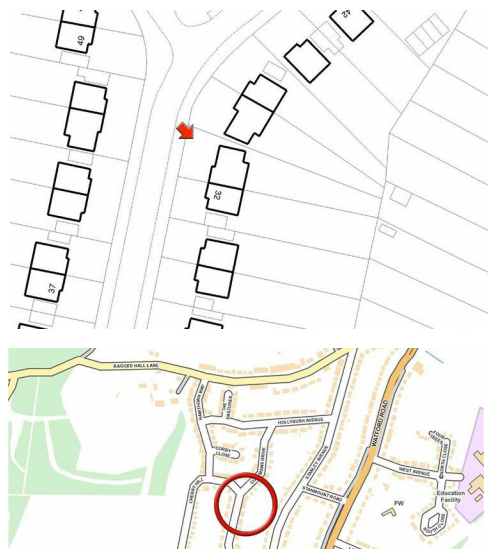
## All The Ingredients Needed For A Fabulous Lifestyle

Having undergone a ground floor extension already, this three bedroom semi-detached property has not yet reached its full potential and subject to obtaining the relevant planning consents, could be transformed into a substantial four/five bedroom family home. The property currently features open plan living spaces to include two reception areas which flow and connect seamlessly and run into the kitchen. Also on the ground floor is a utility room and a cloakroom. Upstairs are three good sized bedrooms and a shower room. A lovely feature of this property is the large rear garden which has two patio areas and mature shrubs and hedges. To the front of the property is a hardstanding area allowing off road parking for two cars which in turn leads to the double width garage. Further benefits include gas central heating, double glazing and is being sold with the added benefit of no upper chain. Served by excellent schools, good local amenities and easy access to the major motorway networks, Chiswell Green proves to be a popular residential area for families. St. Albans city centre with its extensive range of shopping and leisure facilities, restaurants and cosmopolitan bars, remains only a short distance away.



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 Chiswell Green
- Three Bedroom Semi Detached
- Two Reception Rooms
- Extended Ground Floor
- Potential To Extend Further stpp
- Double Garage To Side
- Large Family Garden
- Chain Free

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



