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Cassidy  
&Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

CHANDLERS ROAD

ST. ALBANS

AL4 9RT

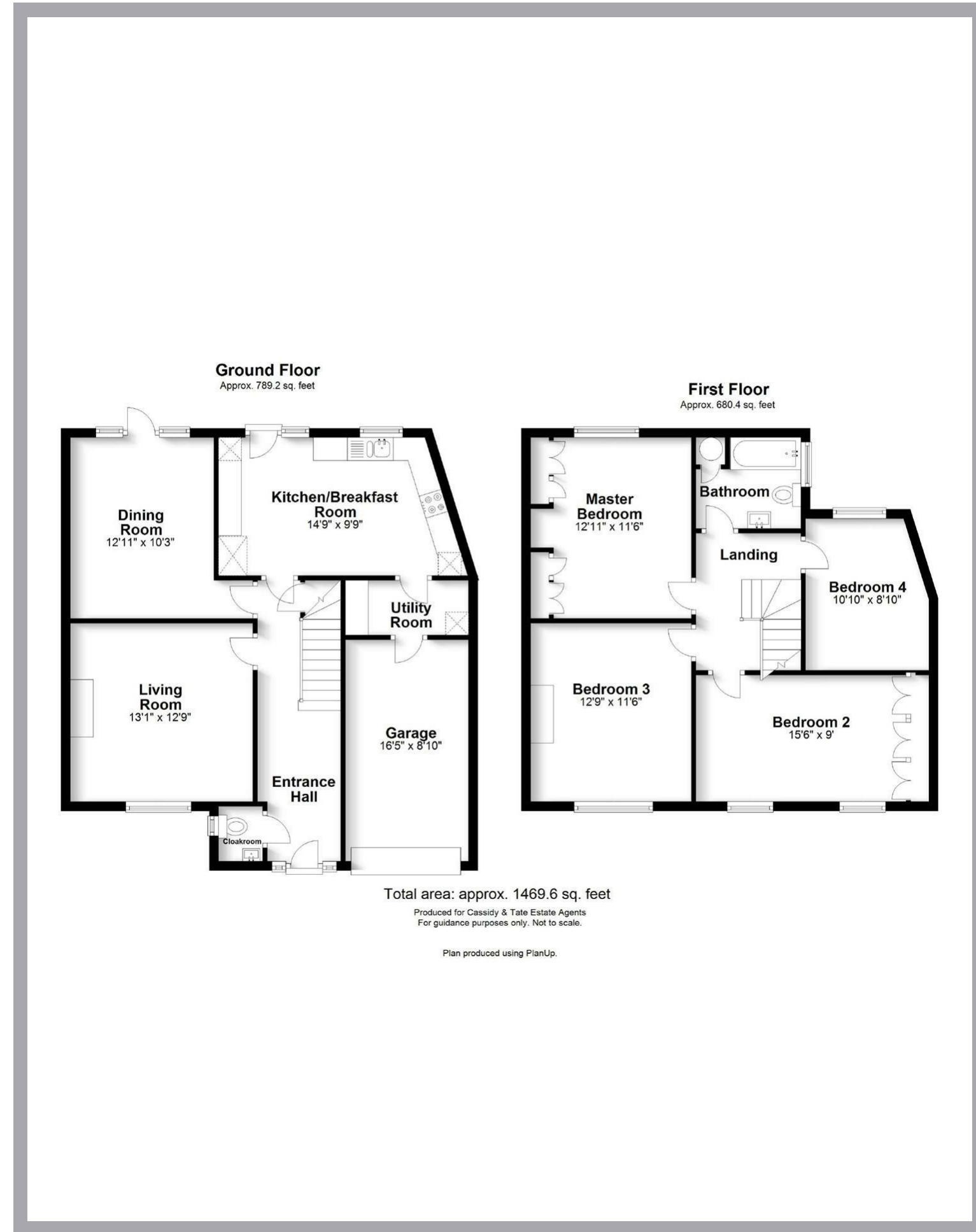
Guide Price £900,000

EPC Rating: G Council Tax Band: E



# All The Ingredients Needed For A Fabulous Lifestyle

This is a lovely semi-detached home that has been extended to the side and now has well proportioned accommodation with four double bedrooms and a large eat in kitchen. The property has further potential too. Nestling in the corner a small cul de sac leading from this highly popular road the children can walk to the nearby schools. A beautiful mature south facing rear garden complements the property further while to the front of the property is a block paved driveway providing off road parking for a number of vehicles. Chandlers Road is a highly sought after address for families. Located in the popular area of Marshalswick, it is positioned within walking distance of good local amenities at The Quadrant Shopping Centre with its M&S foodhall. The mainline railway station and the city centre remain 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



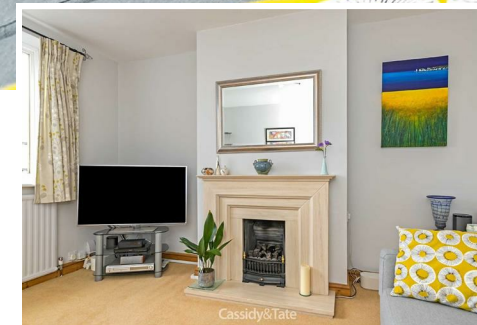
## Why Cassidy & Tate

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



## Specialists in Bespoke Properties

- Extended Semi-Detached
- Two Receptions
- Garage & own Wide Driveway
- Cul De Sac Location
- Four Double Bedrooms
- Eat In Kitchen
- Good Size Garden
- Walk to Nearby Schools

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	



