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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



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WARREN ROAD  
ST ALBANS  
AL1 2QJ

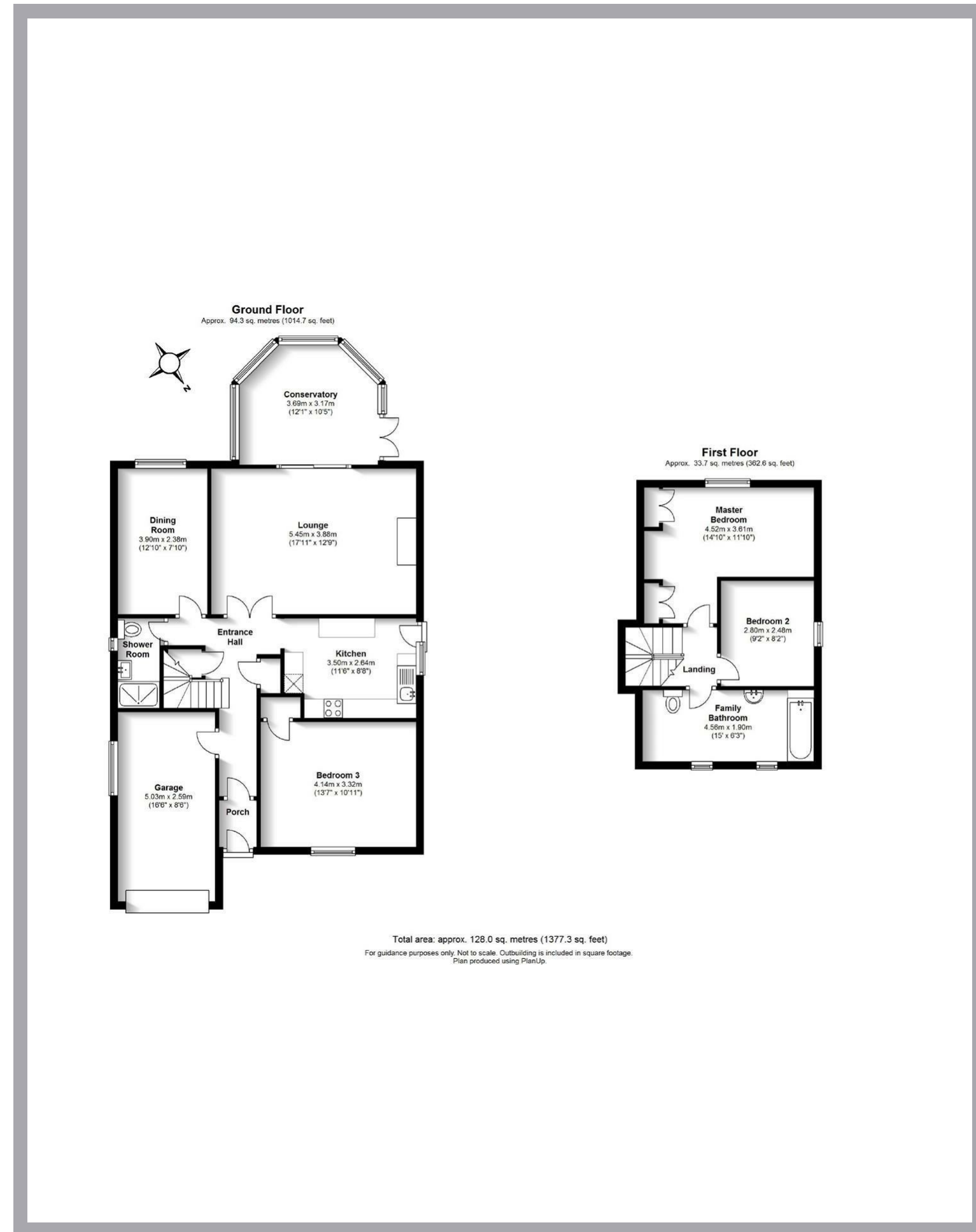
Guide Price £595,000

EPC Rating: G Council Tax Band: F



## All The Ingredients Needed For A Fabulous Lifestyle

Far reaching views over rolling countryside, and a superb location for good schools and motorway access are just a few of the superb advantages the prospective buyer of this three bedroom, chalet style bungalow will obtain. Presented in good decorative order throughout and offering a flexible layout with spacious living accommodation to include a well proportioned lounge, a light filled conservatory, separate dining room, a fitted kitchen, and one of the three bedrooms downstairs. Situated on the first floor is the master bedroom with views over beautiful fields, bedroom two and the family bathroom. Externally the property is further complemented by an attractive rear garden, a block paved driveway to the front, providing off road parking and a garage. Warren Road is situated within the popular St Stephens area of St. Albans. St. Albans city centre with its extensive shopping and leisure facilities, plus the beautiful sights of Verulamium Park 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

- Detached Chalet Bungalow
- Three Double Bedrooms
- Shower & Bathroom Room
- Garage & Parking
- Extended Ground & First Floor
- Three Reception Rooms
- Landscaped Rear Garden
- Desirable Location

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



