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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

CHANDLERS ROAD
ST ALBANS
AL4 9RS

Guide Price £925,000

EPC Rating: G Council Tax Band: E



Cassidy&Tate

All The Ingredients Needed For A Fabulous Lifestyle

Perfectly designed for modern day family living, this substantial five bedroom property has been extended to provide excellent living accommodation arranged over three floors and is presented in good decorative order throughout. Three good sized reception rooms consist of an open lounge and dining room, plus a separate family room. The lounge area with feature fireplace is welcoming and cosy and the dining room has patio doors that allows for a lovely outlook over the rear garden whilst dining. The well proportioned family room allows for private time. The kitchen/breakfast room is fitted with modern shaker style units with complimentary tiling. Also to the ground floor is a utility room, a useful store room and a cloakroom. On the first floor is a dressing room, a stylish en-suite that serves the master bedroom whilst the family bathroom serves the remaining bedrooms. An office/bedroom five can be found on the second floor. A beautiful mature rear garden complements the property further while to the front of the property is a block paved driveway providing off road parking. Chandlers Road is a highly sought after address for families. Located in the popular area of Marshalswick, it is positioned within the catchment of excellent primary and secondary schools and good local amenities. The mainline railway station and the city centre remain only a short distance away.



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Total area: approx. 2003.8 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

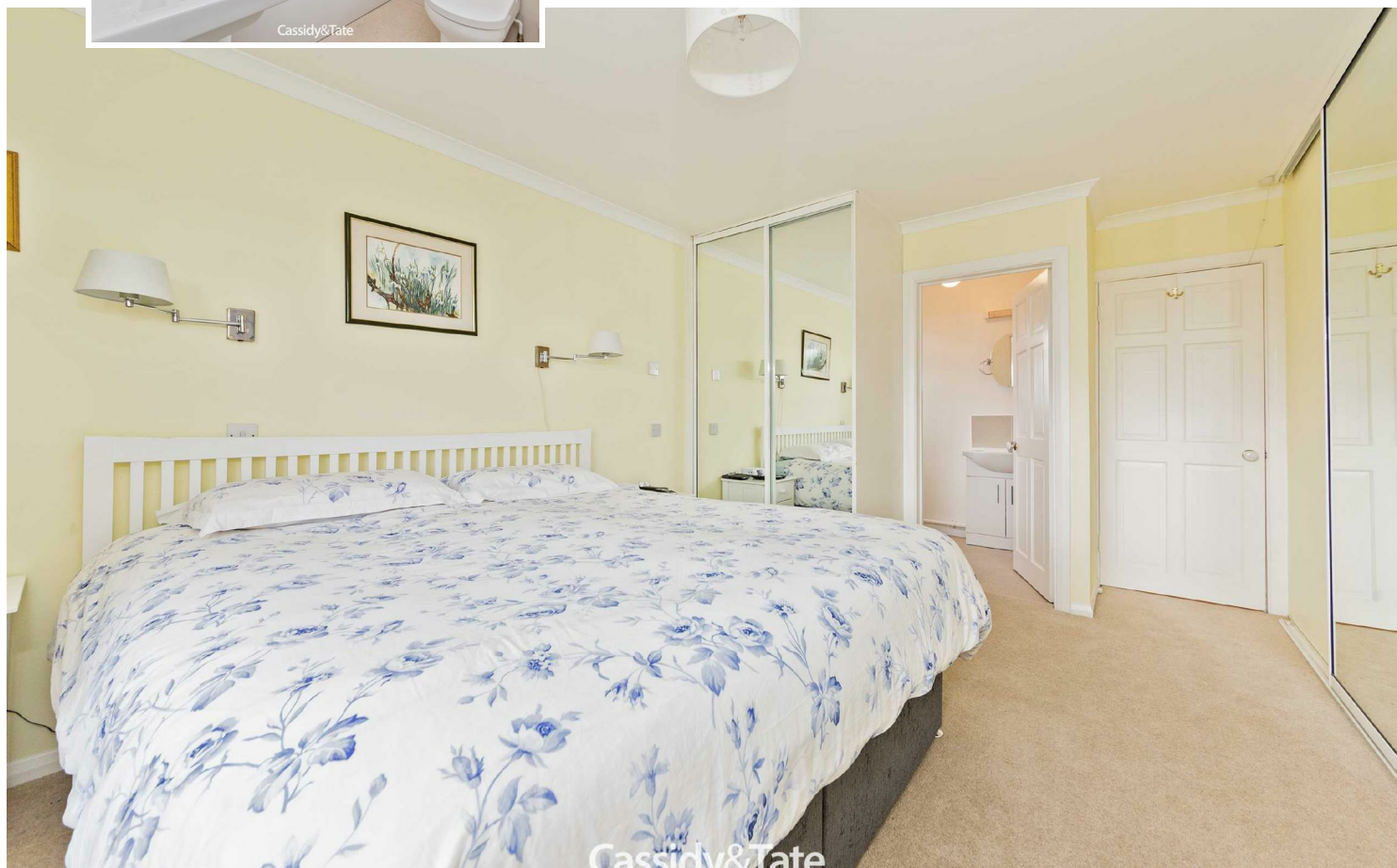
Why Cassidy & Tate

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



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Specialists in Bespoke Properties

- Nash Semi Detached
- Master Bedroom En-Suite
- Lounge/Dining Room
- Family Bathroom
- Five Double Bedrooms
- Dressing Room
- Extended To Side & Rear
- Split Over Three Levels

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	





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