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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

KINGSMEAD
ST ALBANS
AL4 9JG

Offers In Excess Of £350,000

EPC Rating: G Council Tax Band: D



All The Ingredients Needed For A Fabulous Lifestyle

Rarely available to the market and much sought after is this two bedroom, semi-detached bungalow positioned on a corner plot, overlooking a green, situated in the ever popular residential development of Jersey Farm. The property is presented in a lovely decorative order throughout with features that include an open porch, entrance hall, a 17ft lounge/diner with box bay window, inner hallway, fitted kitchen, family bathroom, two double bedrooms and a conservatory. Outside is a small front garden with lawned area and path leading to a side gate giving access to the rear garden. A delightful and low maintenance rear garden enclosed by timber boundary fencing offering a high degree of privacy. The rear garden is mainly laid to lawn with a patio area and a garden shed. Further benefits include double glazing, gas central heating, wood flooring throughout apart from the bathroom, a garage en-bloc and is being sold with the added benefit of no onward chain. Kingsmead is located within the catchment of excellent schools and very good amenities including a 'Tesco' metro and a doctor and dentists surgeries. St. Albans city centre with its extensive shopping and leisure facilities plus the mainline railway station remain only a short distance away.



Total area: approx. 639.0 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

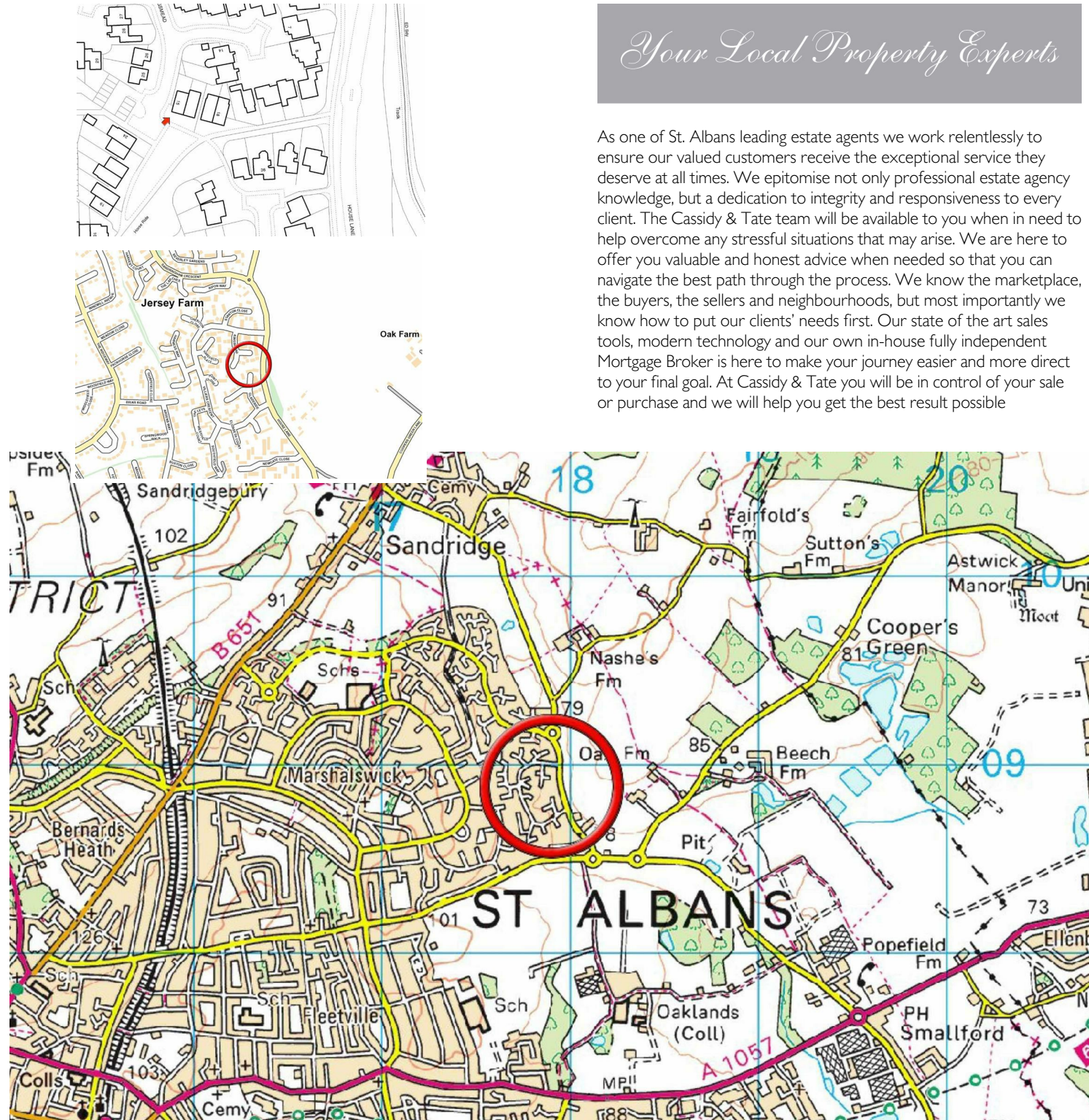
Why Cassidy & Tate

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

- Semi Detached Bungalow
- Two Bedrooms
- Fitted Kitchen
- Overlooking Green
- UPVC Conservatory
- Lounge/Dining Room
- Cul de Sac Location
- No Chain

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		
Not energy efficient - higher running costs		
England & Wales	1	1

EU Directive 2002/91/EC





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