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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



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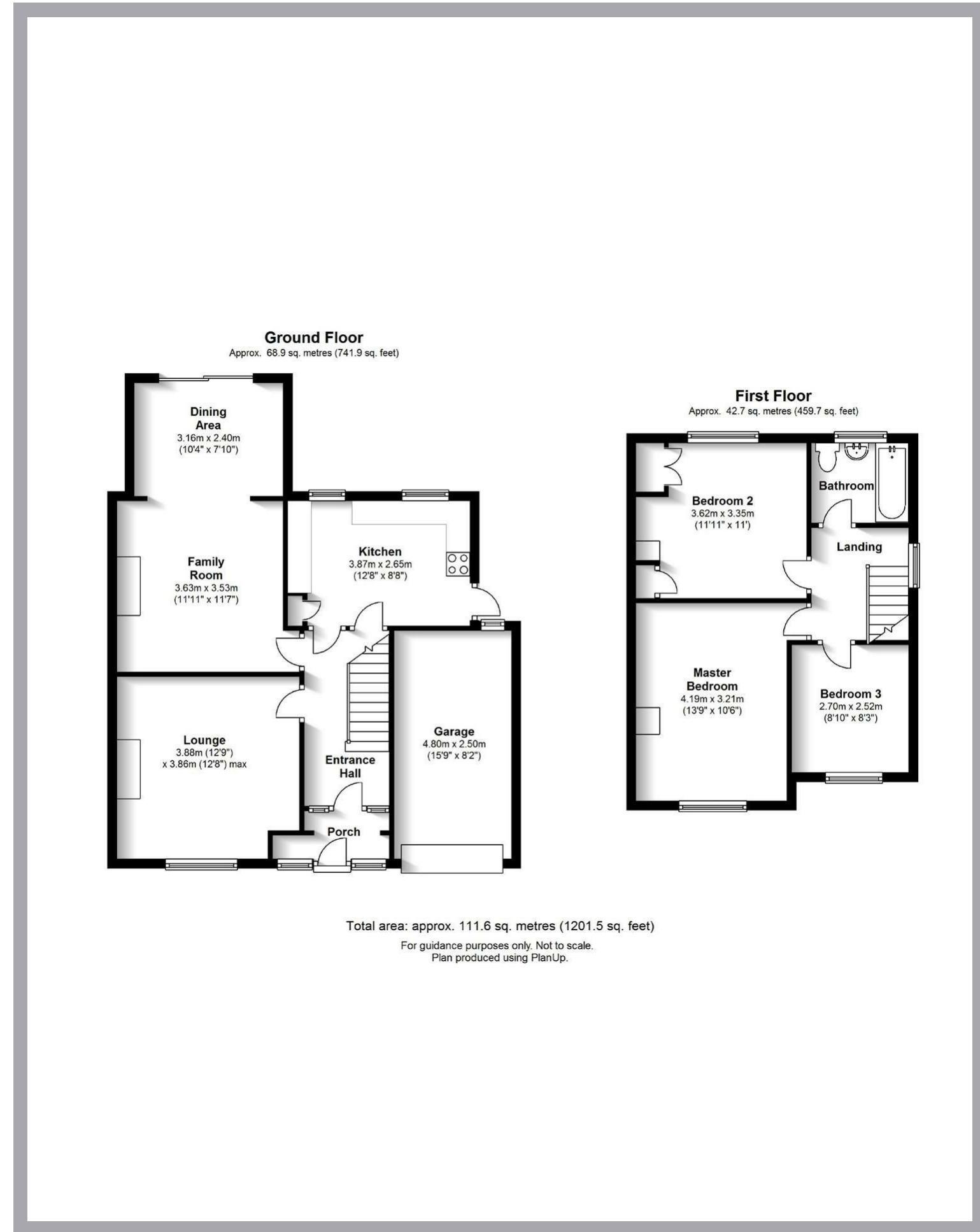
Price Guide £535,000

EPC Rating: G Council Tax Band: E



## All The Ingredients Needed For A Fabulous Lifestyle

Positioned in the heart of Chiswell Green, within the catchment of the highly regarded Killigrew school, close to good local amenities, and Greenwood Park, is this attractive three bedroom, deceptively spacious semi detached family home. The ground floor layout affords particularly well thought living accommodation to include a well proportioned lounge, a cosy family room with open fireplace which runs into the dining area with patio doors looking out to the rear garden, and a fitted kitchen. To the first floor are three generous sized bedrooms which are all served by the family bathroom. A driveway to the front of the property provides off road parking for several cars, whilst a low maintenance and attractive rear garden complements the property further. Further features include a garage and two useful brick built storage sheds. Chiswell Green is situated on the south side of St. Albans allowing easy access to the M11 and M25 motorway networks. St. Albans city centre with its extensive shopping and leisure facilities remains 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

- Three Bedroom Semi
- Three Reception Rooms
- Family Garden
- School Catchment Area
- Extended Ground Floor
- Potential To Extend (st.p.p.)
- Garage & Parking
- Close Links To M1 & M25

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	



