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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency

CHARMOUTH ROAD

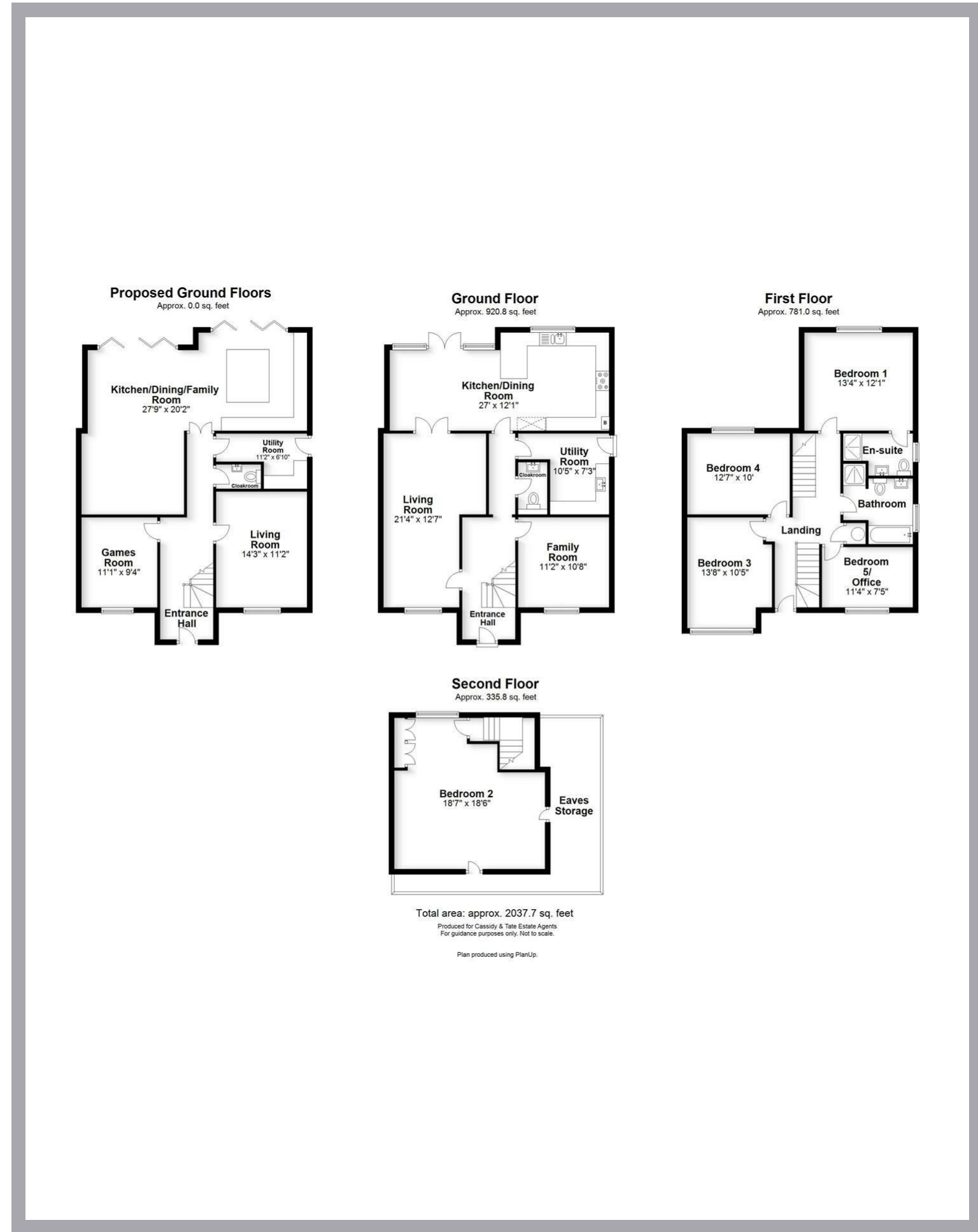
ST ALBANS

AL1 4RS



# All The Ingredients Needed For A Fabulous Lifestyle

A handsome and extended 'Art Deco' style semi detached home located in a prime residential road enjoying a large westerly facing rear garden. The generous accommodation includes living/sitting room, study/games room and kitchen/diner with separate utility. On the first floor, there are four bedrooms with en suite to the main bedroom and family bathroom. On the second floor, there is an additional bedroom with scope to add a further en suite. A particular feature of the property is the mature west facing rear garden with has a lovely decking area ideal for outdoor entertaining. There are various fruit tree and a large lawn area. To the front of the property is a new driveway offering off road parking for several vehicles with an electrical point. A superb location for families, Charmouth Road is ideally located for excellent primary and secondary schools and situated close to the mainline railway station and City centre. There are additional more local amenities at the Quadrant parade including Marks & Spencer foodhall.



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

- Art Deco Style Home
- Three Reception Rooms
- No Upper Chain
- Off Road Parking
- Five Bedrooms
- Large West Facing Garden
- En Suite To Master
- Walk To Station



Cassidy&Tate

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>	
Not energy efficient - higher running costs	
72	83
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(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>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
1	1
EU Directive 2002/91/EC	
England & Wales	

