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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency

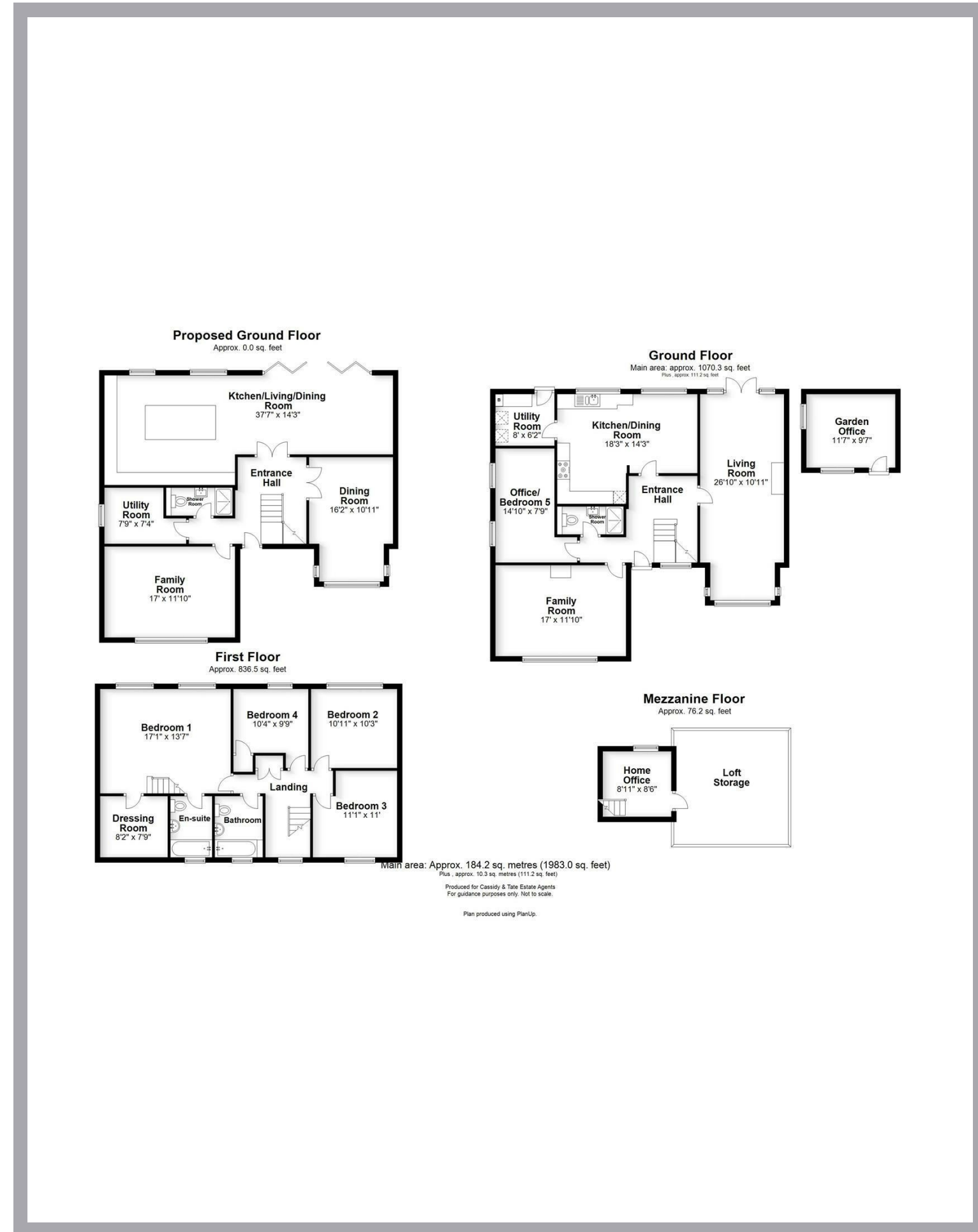
CHARMOUTH ROAD  
ST. ALBANS  
AL1 4SL



# All The Ingredients Needed For A Fabulous Lifestyle

Cassidy & Tate are delighted to present this lovely four/five bedroom detached family home situated in a most sought after road close to excellent schools and walking distance of the mainline station and City centre. The property provides generous and flexible accommodation to include three main reception rooms on the ground floor consisting of a modern kitchen/breakfast room with separate utility room, living room and family room. In addition, there is an further reception/bedroom 5 and a useful shower room. On the first floor, the main bedroom is served by both an en-suite and dressing room and boasts a Mezzanine feature to incorporate a further office/study with three further double bedrooms and family bathroom.

Externally, the property enjoys a secluded and mature rear garden ideal for entertaining with a Summer house and separate office privately situated to the rear. Charmouth Road is a highly sought after road, close to good local schools and the mainline railway station. St Albans city centre, with its variety of shops and leisure facilities, 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

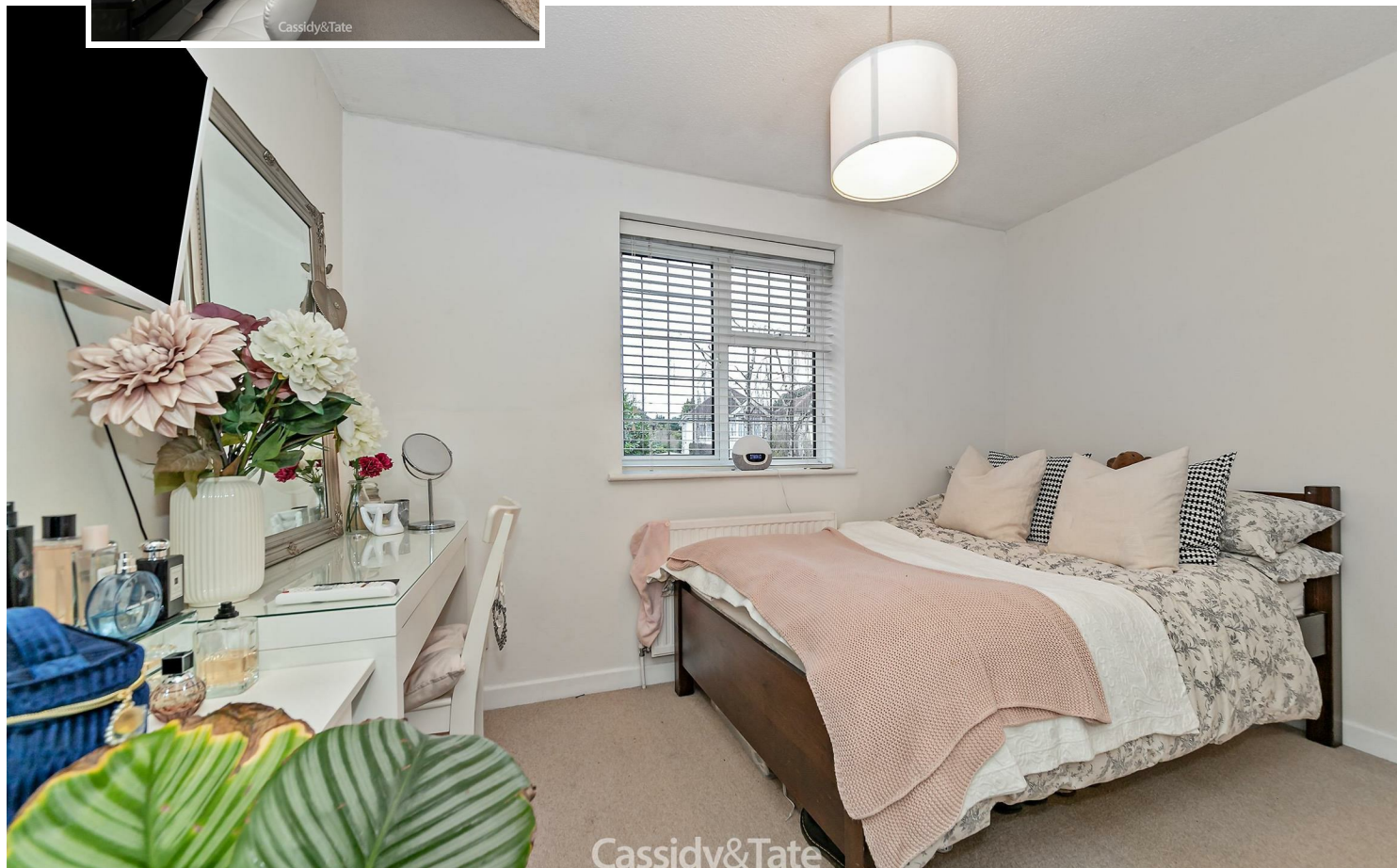
## Why Cassidy & Tate

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



Cassidy&Tate

## Specialists in Bespoke Properties

- Detached Family Home
- Versatile Accommodation
- 4/5 Bedrooms
- Secluded Rear Garden
- Off Street Parking
- Premier Location
- 3/4 Reception Rooms
- Mezzanine Master Bedroom
- 2 Home Offices

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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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