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Cassidy  
&Tate  
Your Local Experts



Award Winning Agency

WATFORD ROAD  
ST. ALBANS  
AL2 3BN



## All The Ingredients Needed For A Fabulous Lifestyle

A beautifully presented highly contemporary five double bedroom family home with a separate office at the head of this exclusive gated development, set back from the Watford Road in hugely popular Chiswell Green. Stunningly decorated with really well proportioned rooms arranged on three floors the accommodation is around 2353 sq feet. A welcoming entrance hall opens onto a front sitting room and both lead into a huge live in kitchen/dining/family room with bi-folding doors opening onto the low maintenance garden. From here you can hop across to the brilliant home office/studio. Three bedrooms on the first floor with family bathroom and en-suite and the top floor has two further double bedrooms with vaulted ceilings and central further bathroom. There is a parking space to the front and a further rear parking space within the gated development itself. High quality fittings abound throughout including glazed oak balustrades and lovely granite work surfaces in the gorgeous stylish kitchen. Watford Road is located to the south side of St. Albans, which offers ease of access to the M1 / M25 motorway networks. The property provides excellent access to local amenities, state and private schooling, railway links, the vibrant city centre and the popular Verulamium Park, all of which are within walking distance.



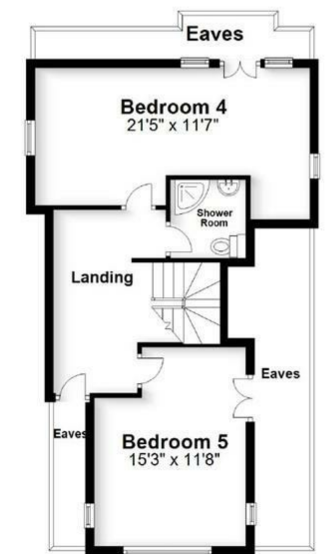
Ground Floor



First Floor



Second Floor



Main area: Approx. 218.0 sq. metres (2346.6 sq. feet)  
Plus approx. 13.0 sq. metres (139.5 sq. feet)

Produced for Cassidy & Tate Estate Agents  
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



## Specialists in Bespoke Properties

- Detached Family Home
- High Specifications Throughout
- Five Double Bedrooms
- Open Plan Live In Kitchen
- Architect Designed
- External Home Office Throughout
- Gated Development
- Three Bathrooms

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	

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			
(1-20) G		1	1
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



