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Cassidy  
&Tate  
Your Local Experts



Award Winning Agency

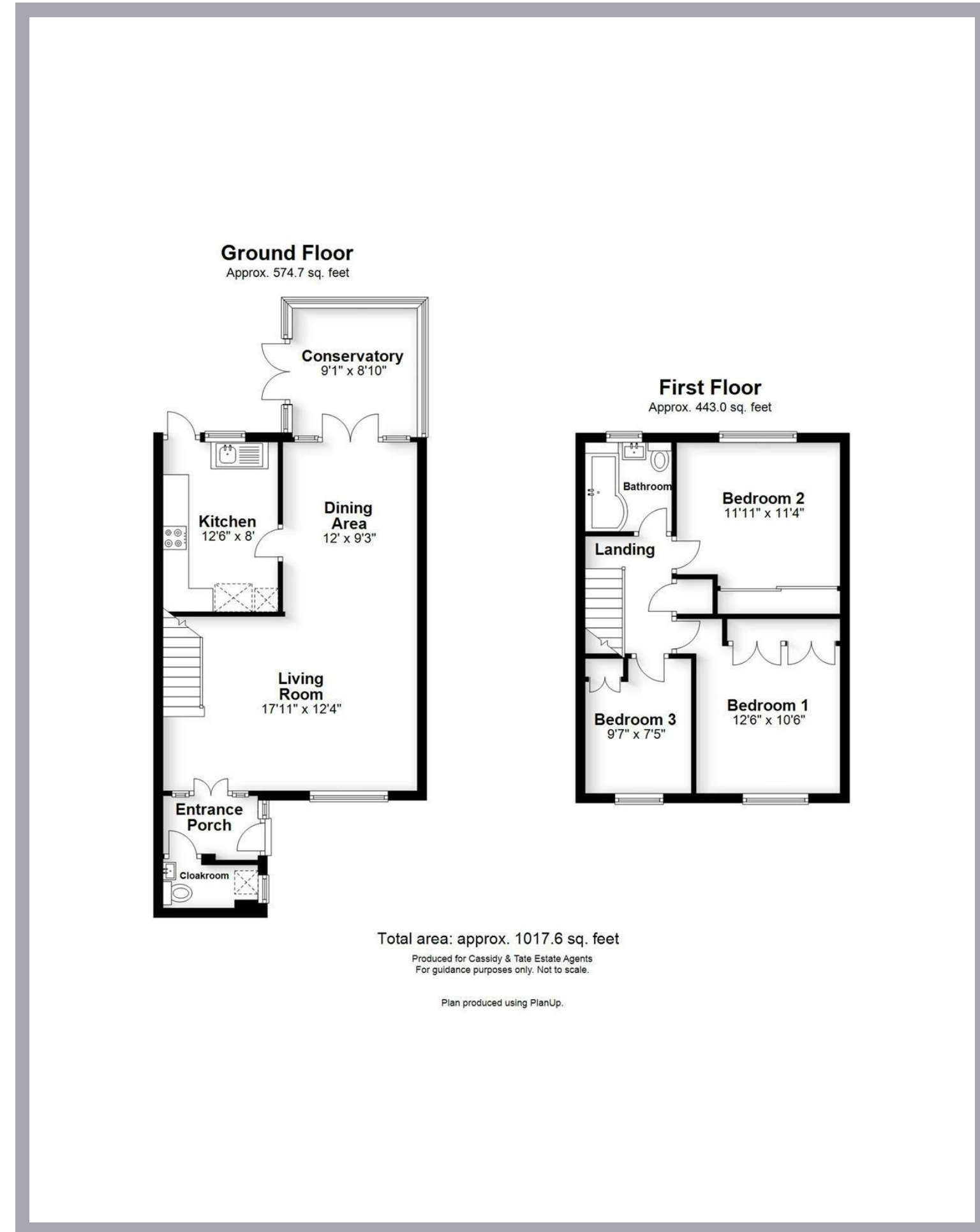
UPTON CLOSE  
ST. ALBANS  
AL2 2NR



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# All The Ingredients Needed For A Fabulous Lifestyle

Immaculate presentation and a contemporary atmosphere is clearly evident as you step inside this three bedroom terraced property which is nestled in a popular cul de sac location in the Village of Park Street. A modern décor and well proportioned room dimensions offer living spaces designed with families in mind. The ground floor has two reception rooms, a fitted kitchen, a cloakroom and a conservatory. The kitchen is fitted with a range of modern wall and base units complimented by granite work tops. A cosy lounge area with sliding doors to the sun filled conservatory, allows for extra space whilst entertaining. On the first floor are three bedrooms and a family bathroom. Upstairs the bedrooms are spacious and equipped with fitted wardrobes. Externally the private well maintained rear garden is a natural backdrop whilst relaxing in the conservatory. A further benefit to the property is a secure garage for storage/parking. Upton Close is a sought after location close to excellent schools, within walking distance of Park Street railway station and M&S service station. The property is a short drive to the motorway network links M11/M25 while St Albans and Radlett are within striking distance.



Total area: approx. 1017.6 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



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## Specialists in Bespoke Properties

- Three Bedrooms
- Garage
- Modern Decor
- Close To Train Station
- W/C
- Cul-De-Sac Location
- Close To Local Shops
- School Catchment Area

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>	72	72
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		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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