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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



[www.cassidyandtate.co.uk](http://www.cassidyandtate.co.uk)

WATFORD ROAD  
ST. ALBANS  
AL2 3DR

Guide Price £865,000

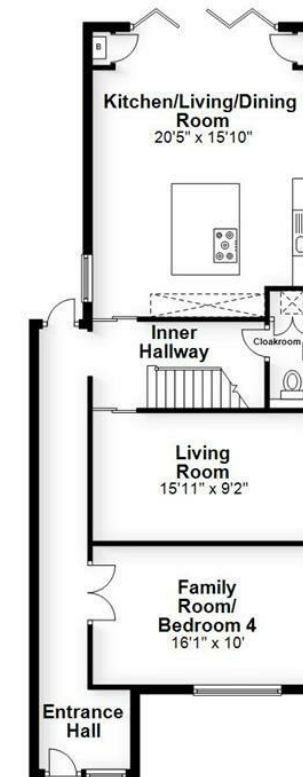
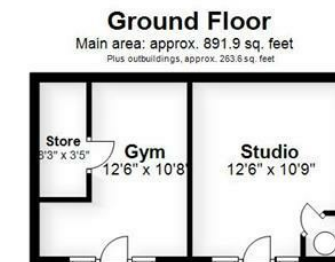
EPC Rating: E Council Tax Band:





# All The Ingredients Needed For A Fabulous Lifestyle

CHAIN FREE - Cassidy & Tate are delighted to offer for sale a recently renovated three/four bedroom property situated in the sought after area of Chiswell Green. The property comprises a stunning entrance hallway, downstairs bedroom, open plan kitchen/dining/living area which flows into an alfresco area, perfectly suited to outdoor entertaining, a downstairs cloakroom, snug and W/C. Upstairs is a large master bedroom with en-suite, plus additional two good sized bedrooms and a family bathroom, this stylish property contains all the key elements of clever design. Once inside you will not be disappointed by this lovely home, where flexible and functional living spaces will suit the family's busy lifestyles. A convenient location has something for every lifestyle. Close to schools, public transport, ease of access to the surrounding motorway networks, and close to the excellent shopping and leisure facilities of the St. Albans city centre. The garden houses a large gym/studio area, perfect for working from home.

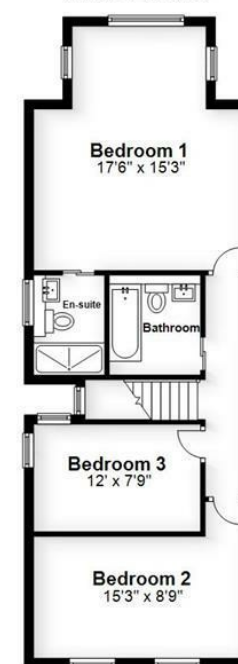


Main area: Approx. 142.8 sq. metres (1537.0 sq. feet)  
Plus outbuildings, approx. 24.5 sq. metres (263.6 sq. feet)

Produced for Cassidy & Tate Estate Agents  
For guidance purposes only. Not to scale.

Plan produced using PlanUp.

**First Floor**  
Approx. 645.2 sq. feet



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

- Fully Refurbished
- En-Suite
- Gated Property
- Landscaped Garden
- Four Bedrooms
- Off-Street Parking
- Garden Office/Gym
- Chain Free

Free Online Valuation



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		54	54
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



