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Cassidy  
& Tate  
Your Local Experts

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Award Winning Agency

BOYES CRESCENT  
ST. ALBANS  
AL2 1UB



# All The Ingredients Needed For A Fabulous Lifestyle

Positioned in a private gated development surrounded by historic open parkland is this four bedroom townhouse offering generous and flexible accommodation on three levels. To the ground floor there is a kitchen/breakfast room with French doors leading to the rear garden, separate lounge/study and a downstairs cloakroom. On the first floor, there is a pleasant living room with a balcony to the front and the main bedroom has a recently fitted en suite shower room and Juliet balcony. On the second floor, there are three further bedrooms and a family bathroom. Outside, the low maintenance rear garden enjoys a southerly aspect and privacy with private parking to the front. Boyes Crescent is part of the sought after Napsbury Park development, which has been designed with an urban parkland landscape feel and enjoys many open green spaces, and provides ease of access to the motorway networks by means of the M25, A1 and M1. St. Albans city centre and the mainline railway station remain a short distance away.



## Boyes Crescent

Approximate Gross Internal Area = 162.6 sq m / 1750 sq ft  
 Reduced Headroom = 2.4 sq m / 26 sq ft  
 Total = 165 sq m / 1776 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID915976)

# 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

- Four Bedroom Townhouse
- Flexible Accommodation
- Council Tax F £2,880
- En Suite Shower
- Gated Development
- Southerly Aspect Garden
- Three Receptions Room
- Private parking

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		73
(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		
(1-20) G	1	1
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

