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Cassidy  
&Tate  
Your Local Experts



Award Winning Agency

GLEAVE CLOSE

ST ALBANS

AL1 4QG



Cassidy&Tate

## All The Ingredients Needed For A Fabulous Lifestyle

Cassidy & Tate are pleased to offer for sale this three bedroom mid-terraced property situated in a sought after location, enjoying a peaceful cul-de-sac position. The ground floor accommodation affords a particular well thought out layout, where a single storey rear extension has created a superb and sizeable open plan living/dining room with steps down into the well proportioned family room. Further ground floor accommodation includes an entrance porch, entrance hall, cloakroom, fitted kitchen, and utility/store room with courtesy door opening to the garage. On the first floor are three double bedrooms, a family bathroom and separate w.c. Sliding patio doors from the family room offers a seamless base from indoors to outdoors and the lovely rear garden as a backdrop. The garden is well secluded with decked patio area, garden sheds and gives access to the rear. To the front of the garden is a paved driveway providing off road parking which in turn leads to the garage. Gleave Close is conveniently located for highly regarded schools, excellent amenities and close to the mainline railway station. This property would make an ideal family home or a home for someone looking to downsize but still looking for spacious accommodation.



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Total area: approx. 1372.1 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

- Mid Terraced Property
- Three Bedrooms
- Downstairs Cloakroom
- Landscaped Rear Garden
- Extended To Rear
- Two Reception Rooms
- Garage & Driveway
- Chain Free

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>1</b>	<b>1</b>
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

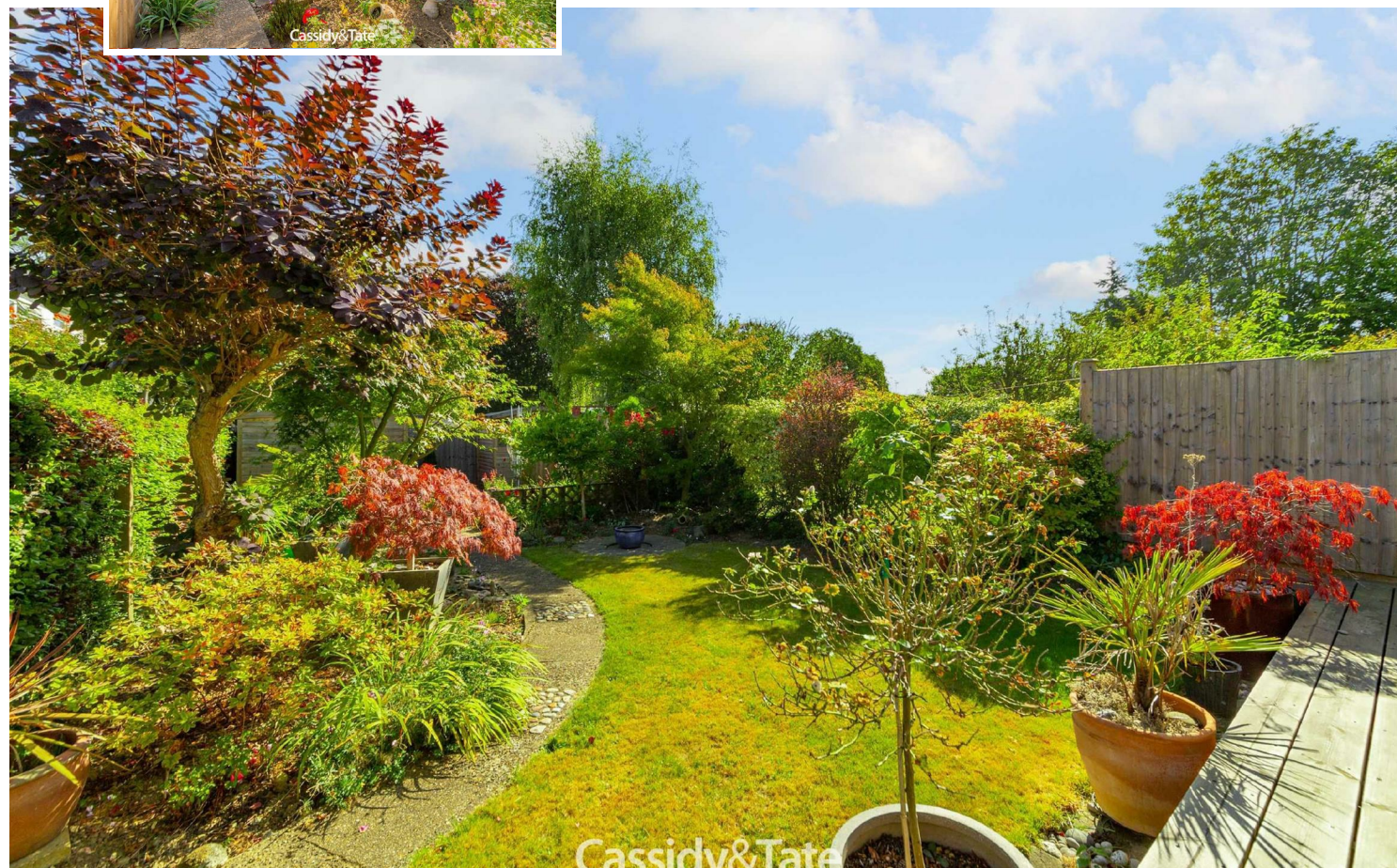
Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>1</b>	<b>1</b>
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