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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

CHURCH CROFT
ST ALBANS
AL4 0GN

Guide Price £535,000

EPC Rating: C Council Tax Band: D

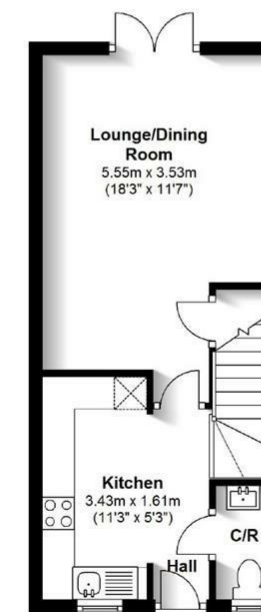
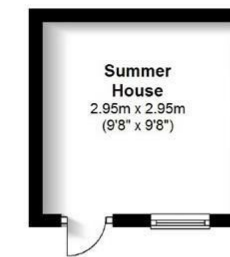


All The Ingredients Needed For A Fabulous Lifestyle

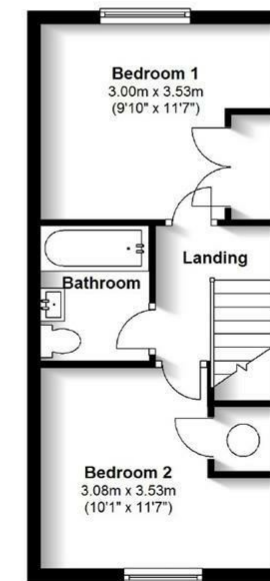
Nestled in a quiet location within the popular residential development of Highfield Park is this mid terrace home which has been totally refurbished to a high standard throughout offering beautifully presented living accommodation. Boasting bright and well planned living spaces including a 18ft lounge/diner and a modern white gloss fitted kitchen with integrated dishwasher, washing machine, fridge/freezer and microwave and a cloakroom on the ground floor. Two double bedrooms and a modern bathroom suite on the first floor. The property is further complemented by a south facing landscaped rear garden and allocated parking to the front for two cars. Church Croft is located close to highly regarded good local schools and local amenities. St Albans city station and centre with its extensive range of shopping and leisure facilities remain only a short car or bus ride away.



Ground Floor
Approx. 29.4 sq. metres (316.4 sq. feet)



First Floor
Approx. 29.5 sq. metres (317.7 sq. feet)



Total area: approx. 58.9 sq. metres (634.1 sq. feet)

Produced for CASSIDY AND TATE
For guidance purposes only. Not to scale.
Plan produced using PlanUp.

Perfect Fusion of Location And Way of Living



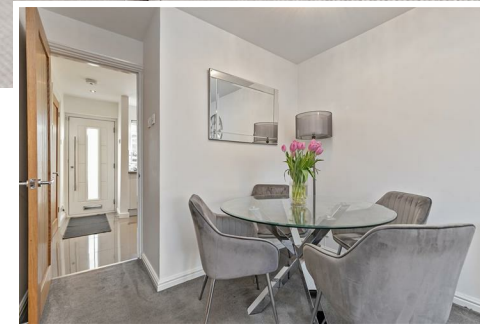
Why Cassidy & Tate

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 Property
- Two Double Bedrooms
- Luxury Family Bathroom
- Fully Integrated Appliances
- Downstairs Cloakroom
- South Facing Rear Garden
- Off Street Parking For Two
- Close To Shops

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		
England & Wales	71	71
<small>EU Directive 2002/91/EC</small>		

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
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