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Your Local Experts



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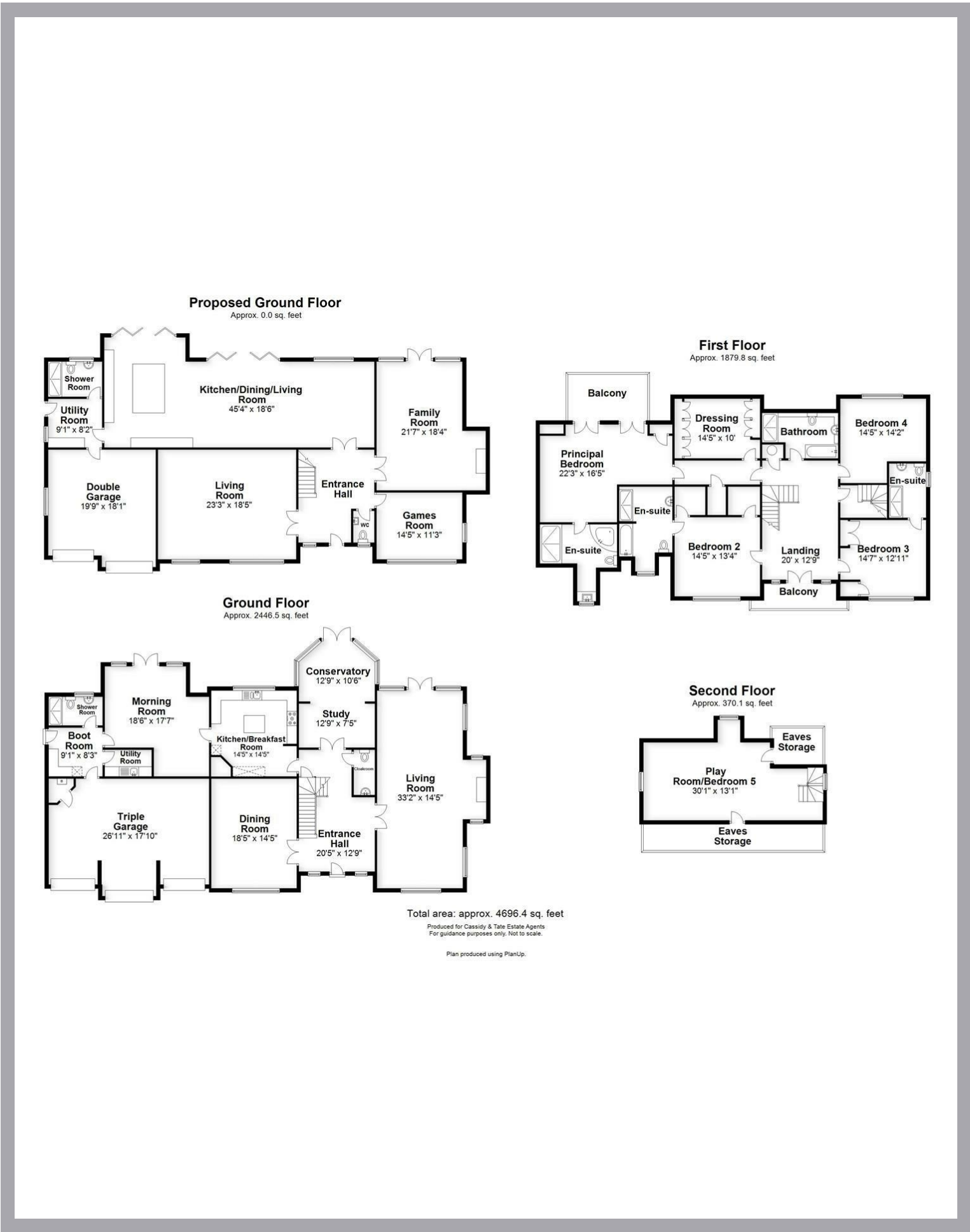
2 ABBEY VIEW
RADLETT
WD7 8LT

Asking Price £2,250,000



All The Ingredients Needed For A Fabulous Lifestyle

A substantial, five bedroom, detached property which is situated in an exclusive gated development in the heart of Radlett, overlooking open fields. This wonderful family home boasts a floorplan that measures approximately 4723 sq ft and is arranged over three floors. Spacious and versatile living accommodation has been well maintained but could benefit from some modernisation. Also, subject to obtaining the relevant planning consents there is potential to enlarge and enhance further. A front to back living room, study & conservatory, dining room, kitchen and downstairs cloakroom flow beautifully off the fabulous reception hall. A further reception room, two utility spaces and a shower room complete the ground floor. Upstairs, a galleried landing leads to five bedrooms, three of which have en-suite shower rooms, and a family bathroom. The main bedroom also has the added benefit of doors leading onto a balcony. On the second floor is a play room. Externally the property enjoys a beautiful, large rear garden and to the front a driveway that provides parking for numerous vehicles which in turn leads to the superb triple garage. Radlett is a very popular village offering the highly desirable combination of village-like atmosphere with sophistication of city life and is surrounded by attractive Hertfordshire countryside. Its proximity to London and the excellent motorway and rail network makes it an ideal location for the busy commuter (King's Cross St Pancras is less than 30 mins away via the Thameslink Rail service). Radlett high street has a great selection of shops, restaurants and places of worship. The area is surrounded by beautiful greenbelt countryside and offers a large choice of leisure activities. An excellent choice of local schooling is available including Haberdashers' Aske's, Aldenham, Edge Grove and Radlett Prep.



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

- Large Detached House
- Five reception Rooms
- Gated Development
- Chain Free
- Five Double Bedrooms
- Triple Garage
- 4,964 Square Feet
- Walking To Station

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	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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		
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