



## All The Ingredients Needed For A Fabulous Lifestyle

A modern and attractive three bedroom family home located minutes away from London Colney High Street. On the ground floor we have the kitchen, living/dining room and a cloakroom. On the first floor there are three good size bedrooms and a bathroom. Subject to planning the property does offer further scope for an extension to the rear if required. There is also the benefit of a side passage, garage and off street parking. The enviable location is close to key transport links such as the M11 and the M25 along with local amenities to include the large retail park shopping centre close by, offering brands like Marks & Spencer & Next to name but a few as well as many local shops on the nearby High Street.

KINGS ROAD

ST. ALBANS

AL2 1ES

Price Guide £479,950





Cassidy&Tate

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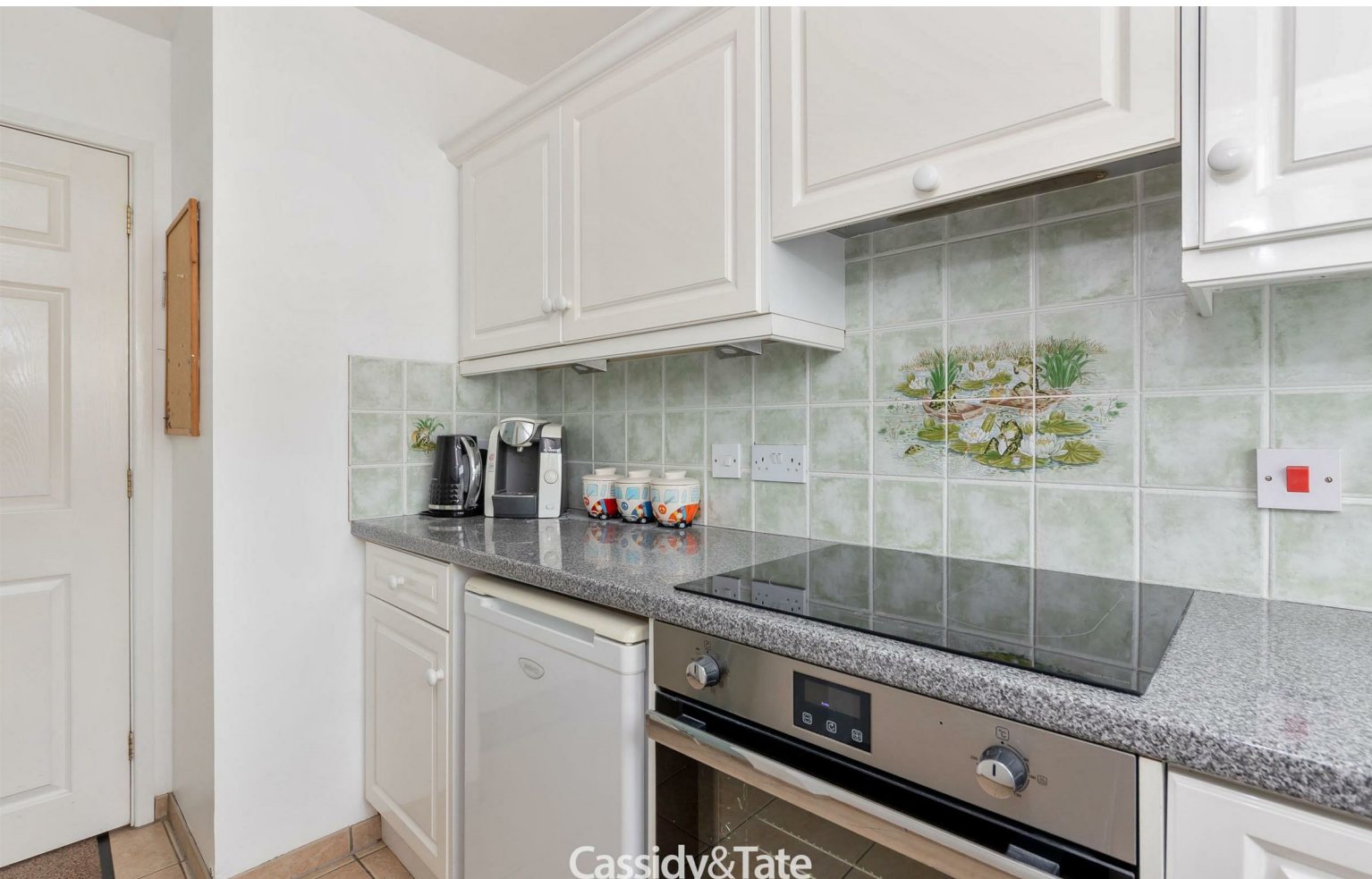
Cassidy&Tate

## Specialists in Bespoke Properties

- Located In London Colney
- End Of Terrace
- Bathroom & Cloakroom
- Off Street Parking X 2
- Walking To High Street
- Three Bedrooms
- Lounge/Diner
- Garage

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>		
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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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# Perfect Fusion of Location And Way of Living

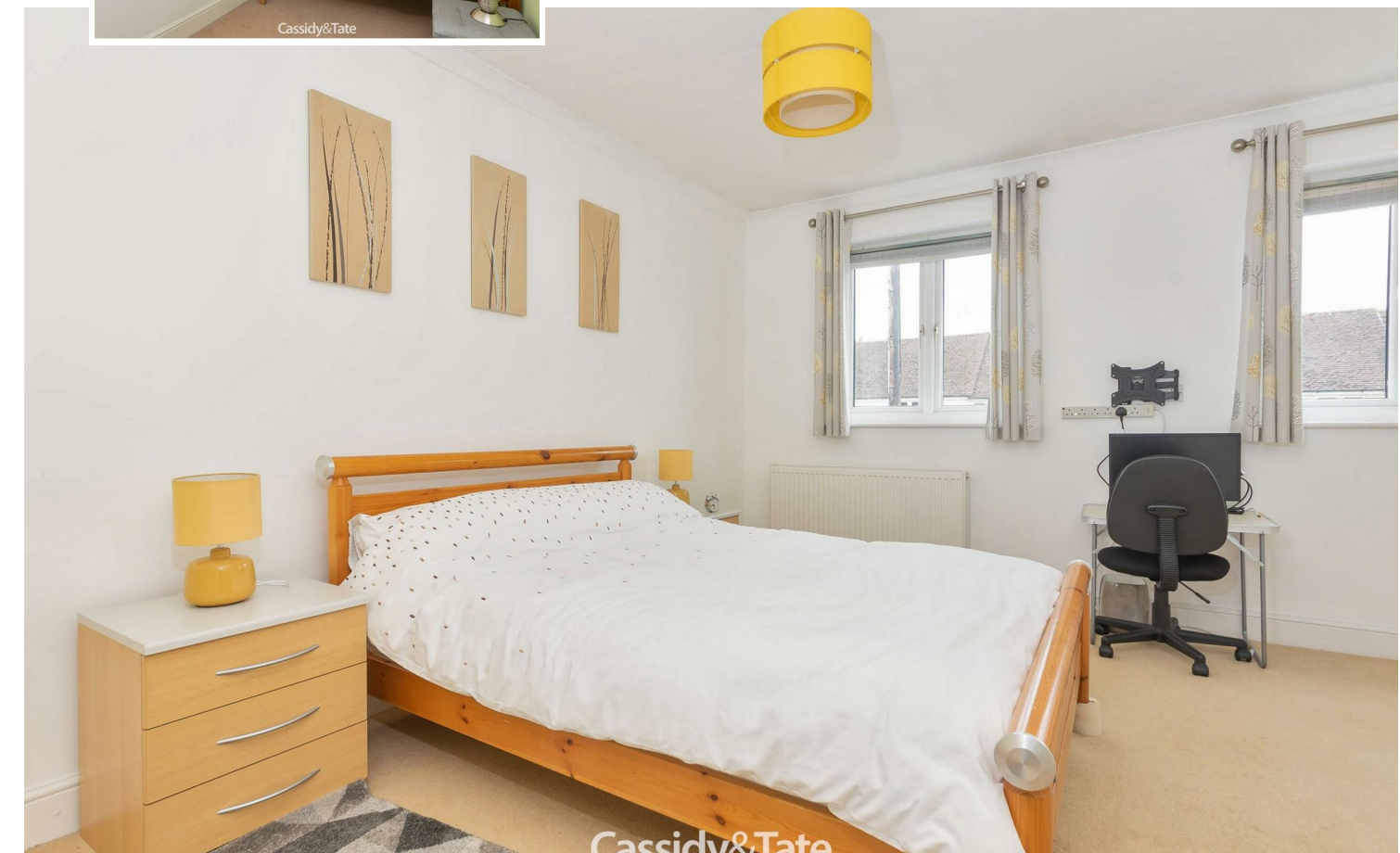
## Why Cassidy & Tate

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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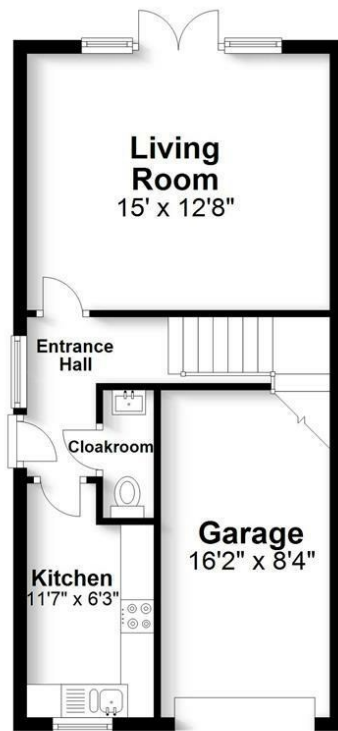
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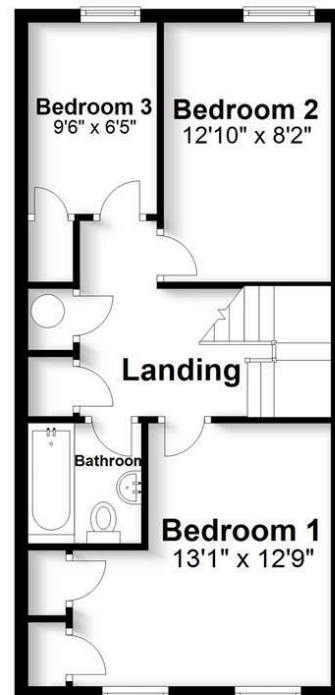
### Ground Floor

Approx. 492.3 sq. feet



### First Floor

Approx. 491.3 sq. feet



Total area: approx. 983.6 sq. feet

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

Plan produced using PlanUp.



## Award Winning Agency