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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



[www.cassidyandtate.co.uk](http://www.cassidyandtate.co.uk)

THE GREEN  
ST. ALBANS  
AL3 4GH

Guide Price £1,095,000



# All The Ingredients Needed For A Fabulous Lifestyle

Chain Free - Cassidy & Tate are pleased to present this sophisticated and elegant property positioned at the end of a modern collection of just six superbly designed detached family homes, with scenic views over the green and an electric up and over double garage. This beautifully presented four double bedroom, detached home offers well-proportioned and cleverly designed living accommodation arranged over two floors. The ground floor affords a particularly well thought out design where a large entrance hall leads to a living room, study and a fabulous open kitchen/family room showcasing modern kitchen cabinetry, complemented beautifully by quartz work top surfaces and AEG integrated appliances. The kitchen/family room is the heart of this home and the base from which indoor/outdoor family gatherings and entertaining is made easy. Also to the ground floor is a cloakroom. Upstairs on the first floor are four large double bedrooms, two en-suites and a stylish family bathroom. Externally the property is enhanced further by a lovely, low maintenance rear garden which is mainly laid to lawn with patio area and decking. The Green is a superb and convenient location for families looking to be within the catchment area of excellent schools, walking distance to Waitrose and close to beautiful open parkland found at Verulamium Park and the Cathedral.



Main area: Approx. 153.6 sq. metres (1652.9 sq. feet)  
Plus double garage, approx. 33.1 sq. metres (356.5 sq. feet)

Produced for Cassidy & Tate Estate Agents. For guidance purposes, 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



## Specialists in Bespoke Properties

- Four Double Bedrooms
- Double Garage
- Walking Distance To Schools
- EPC Rating B
- Chain Free
- Overlooking The Green
- Close To Verulamium Park
- Two En-Suites

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>	<b>83</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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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