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Cassidy  
&Tate  
Your Local Experts



Award Winning Agency

CHARMOUTH ROAD

ST. ALBANS

AL1 4SL



# All The Ingredients Needed For A Fabulous Lifestyle

Cassidy & Tate are delighted to present this three double bedroom extended detached family home situated in a most sought after road, close to excellent schools and good local amenities. Living accommodation is arranged on two levels and has been designed with the growing family in mind. The ground floor accommodation affords a particularly well thought out design with a kitchen/breakfast room, the perfect setting for family meals. Three well-proportioned reception rooms are the perfect place to relax and unwind. Also on the ground floor is a utility room, cloakroom plus the conservatory that spills out onto the beautiful family garden. On the first floor are three double bedrooms with family bathroom. Externally the property enjoys a beautiful and very well maintained east facing rear garden, stocked with a wide variety of mature shrubs, plants and flowers. A driveway provides the perfect entrance to the property which in turn leads to the garage allowing further potential to increase living space (stpp) or useful storage space. Charmouth Road is a highly sought after road, close to good local schools and the mainline railway station. St Albans city centre with its variety of shops and leisure facilities, remain only a short distance away. Another added benefit of this property is its potential to extend even further creating a substantial family



Total area: approx. 1719.4 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



## Specialists in Bespoke Properties

- Detached Period Home
- Beautiful Private Garden
- Bathroom & Shower Room
- Garaging & Wide Driveway
- Highly Sought After Location
- Three Double Bedrooms
- Atrium Style Conservatory
- Further Potential (STPP)

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>
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

