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Cassidy  
&Tate  
Your Local Experts



Award Winning Agency

FORGE END  
ST. ALBANS  
AL2 3EQ



## All The Ingredients Needed For A Fabulous Lifestyle

Positioned in a peaceful cul-de-sac location just off Watford Road is this five bedroom, detached family home with off road parking, and a garage. The property has been well maintained but requires some internal modernisation, and has the potential to enlarge, with the added benefit of planning permission (5/2021/3636) for a rear extension to create a 29' x 13' kitchen/dining/family room. Arranged over three floors, living accommodation flows and connects beautifully, giving plenty of space and flexibility for the growing family. Downstairs is an entrance hall, cloakroom, living room with box bay window and connecting double doors to the dining room, which in turn leads to the light filled conservatory, overlooking the well maintained and secluded rear garden. On the first floor are three double bedrooms, one of which boasts an en-suite, a further good sized bedroom and the family bathroom. The second floor accommodates a fifth bedroom and plenty of eaves storage space, with further scope to create a sixth bedroom subject to the necessary consents. The rear garden is mainly laid to lawn with patio area and a selection of mature shrubs and plants. A block paved driveway provides off road for 3/4 vehicles. Forge End is conveniently located within the popular Chiswell Green area of St Albans, close to the highly regarded Killigrew School. This property provides excellent access to the motorway link roads and the main city centre is only a short drive away with its wide range of shopping and leisure facilities. \* Approved plans for the extension within the brochure\*



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

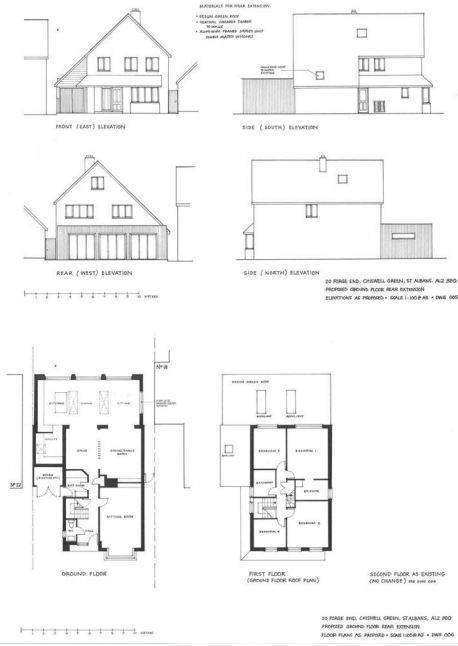
## Why Cassidy & Tate

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

- Chain Free
- En-Suite
- Detached Property
- School Catchment Area
- Four/Five Bedrooms
- Garage
- Cul-De-Sac
- Permission For Extension

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	
53	74
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) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

