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Cassidy
&Tate
Your Local Experts



Award Winning Agency

CAMP VIEW ROAD
ST ALBANS
AL1 5LN



All The Ingredients Needed For A Fabulous Lifestyle

Cassidy & Tate are delighted to offer for sale this beautifully presented, two bedroom mid terraced property which is conveniently located approximately 0.9 miles away from the mainline railway station, excellent schools and good local amenities. Living accommodation is arranged on two floors and is both spacious and functional. Downstairs is a well proportioned lounge with bay window, a 14ft dining/family room which is open to the kitchen. Upstairs are two double bedrooms served by a luxury bathroom. The property has been re-furbished throughout and is presented with a modern and contemporary decor. The kitchen is fitted with a range of modern units complemented by work top surfaces and integrated appliances. A luxurious bathroom comprises of a four piece white suite including a freestanding bath, sink in vanity unit, low level w.c. and a shower cubicle. Outside is a good sized, low maintenance rear garden with small patio area and is enclosed by timber boundary fencing. Additional benefits include no onward chain and the potential to extend (stpp).



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

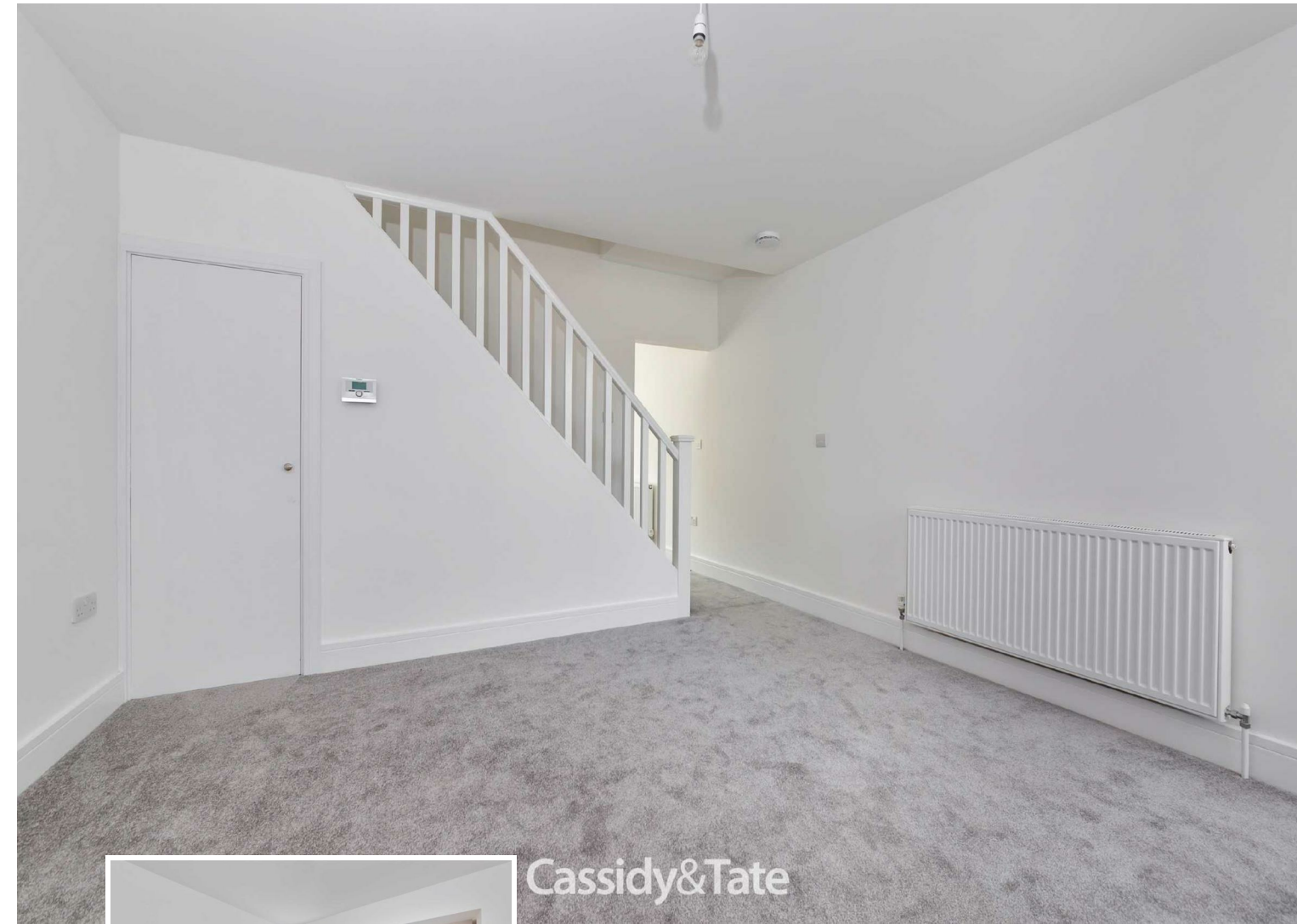
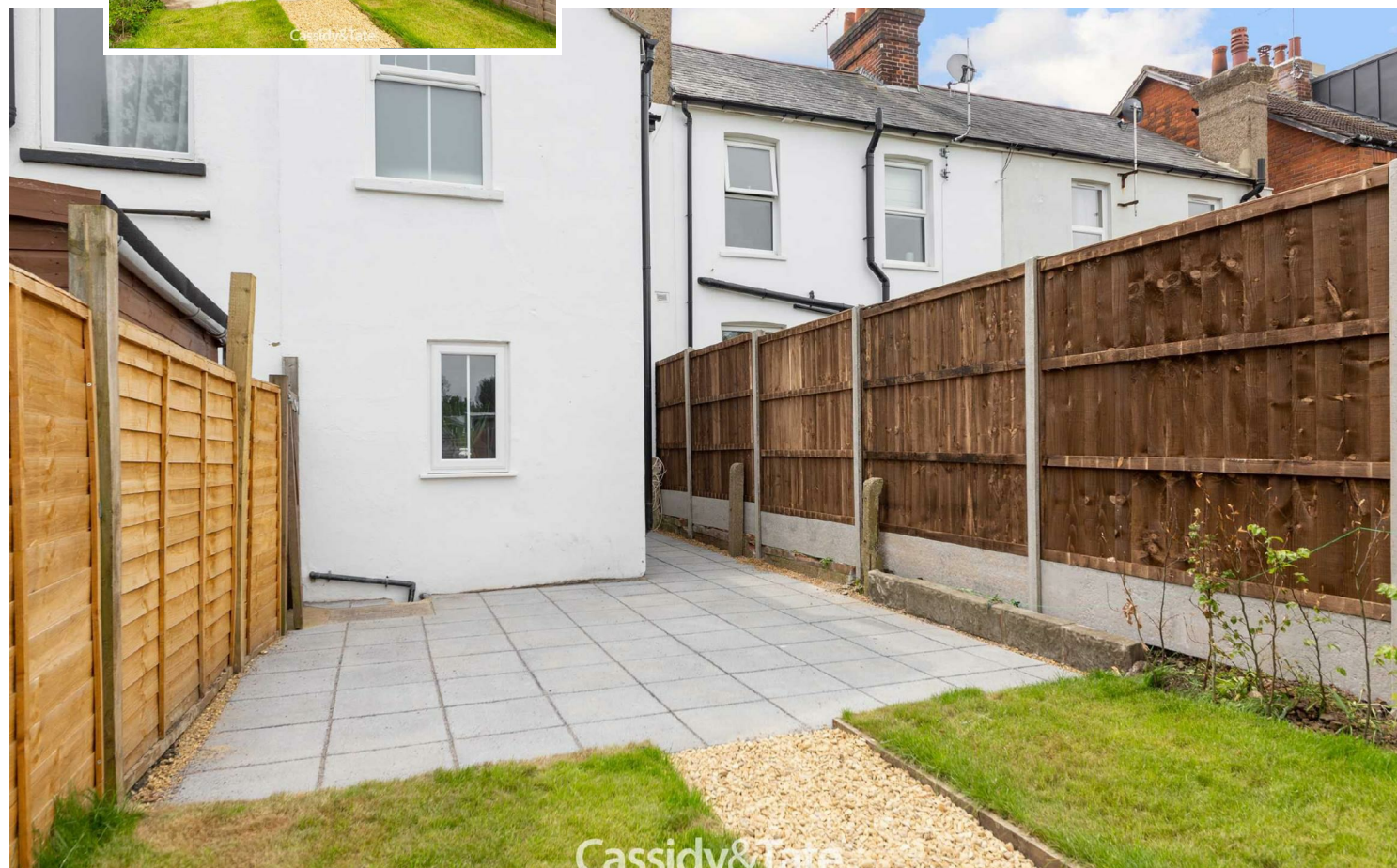
Why Cassidy & Tate

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



Cassidy&Tate

Specialists in Bespoke Properties

- Fully Refurbished Throughout
- Two Reception Rooms
- Open Plan Kitchen/Dining
- Family Size Rear Garden
- Two Double Bedrooms
- Luxury Bath & Shower Cubicle
- Potential To Extend Further stpp
- Chain Free

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	1	1
Not energy efficient - higher running costs		
England & Wales	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	1	1
Not environmentally friendly - higher CO ₂ emissions		
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