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Cassidy  
&Tate  
Your Local Experts



Award Winning Agency

COOMBES ROAD

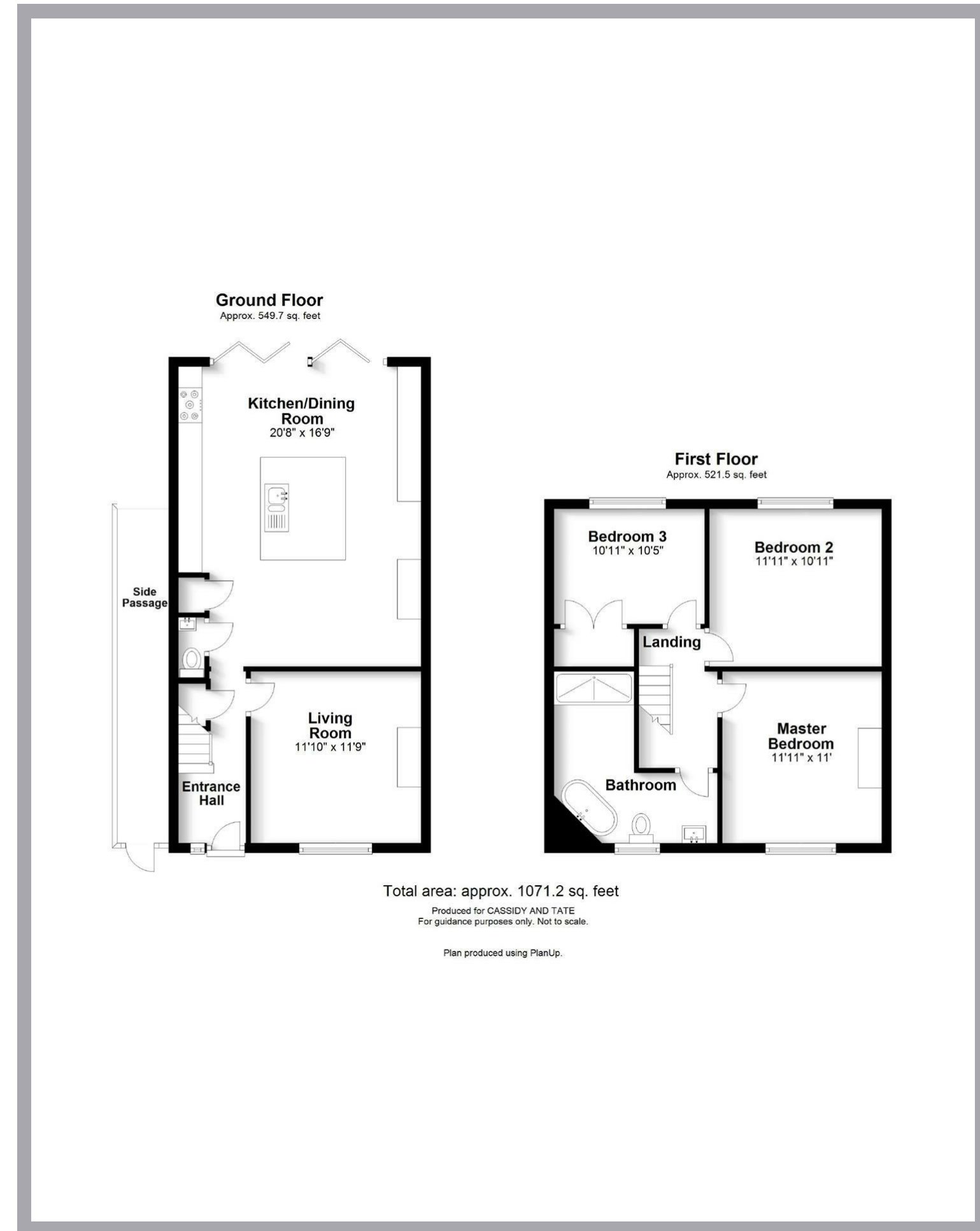
ST. ALBANS

AL2 1NB



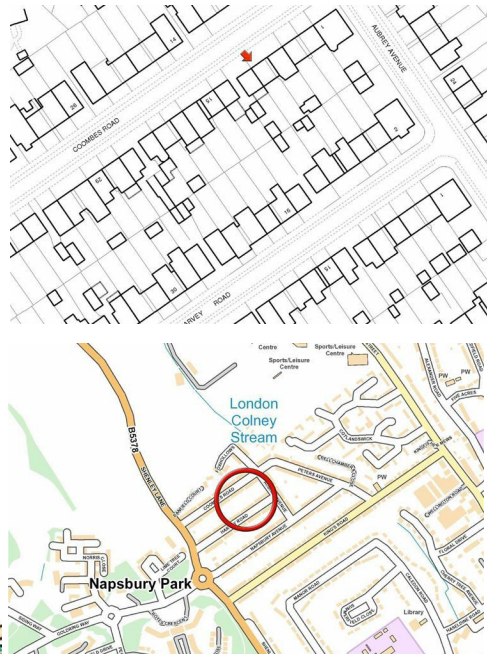
# All The Ingredients Needed For A Fabulous Lifestyle

A beautifully presented three double bedroom mid terraced home located on the fringes of St. Albans, close to excellent local amenities and within easy access to the major motorway links, including M25, A414 and A1 making for easy commuting. The current owners have made significant improvements to the property with exceptional attention to detail, executed to the highest of standards to reveal a stunning family home. Living accommodation comprises of an entrance hall, living room, cloakroom and a fabulous 20ft kitchen/dining room on the ground floor. Upstairs are three double bedrooms and a good sized family bathroom. The interiors of this family home echoes style where stone marble flooring, lighting, good quality sanitary suites and modern fitted kitchen cabinetry is complemented by quartz worktops and high quality appliances, all combining to create a sophisticated environment. State of the art luxury has been incorporated with underfloor heating downstairs, automatic stair lights, automatic velux windows with rain sensors and CCTV system. Designer log burner in the kitchen/dining room and open fireplace in the living room lends a cosy feel whilst bi-folding doors opening to the outside allowing for easy indoor/outdoor flow. Outside is as lovely as the inside with a low maintenance rear garden which is mainly laid to lawn with decked patio area, wood constructed chicken pen and garden shed. Side gated access from the rear leads to the front of the property where a grey slate brick paved driveway provides off road parking. Coombes Road is located close to the Colney Fields Retail Park which includes a Sainsbury's Supermarket, Marks & Spencer and Boots to name but a few.



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



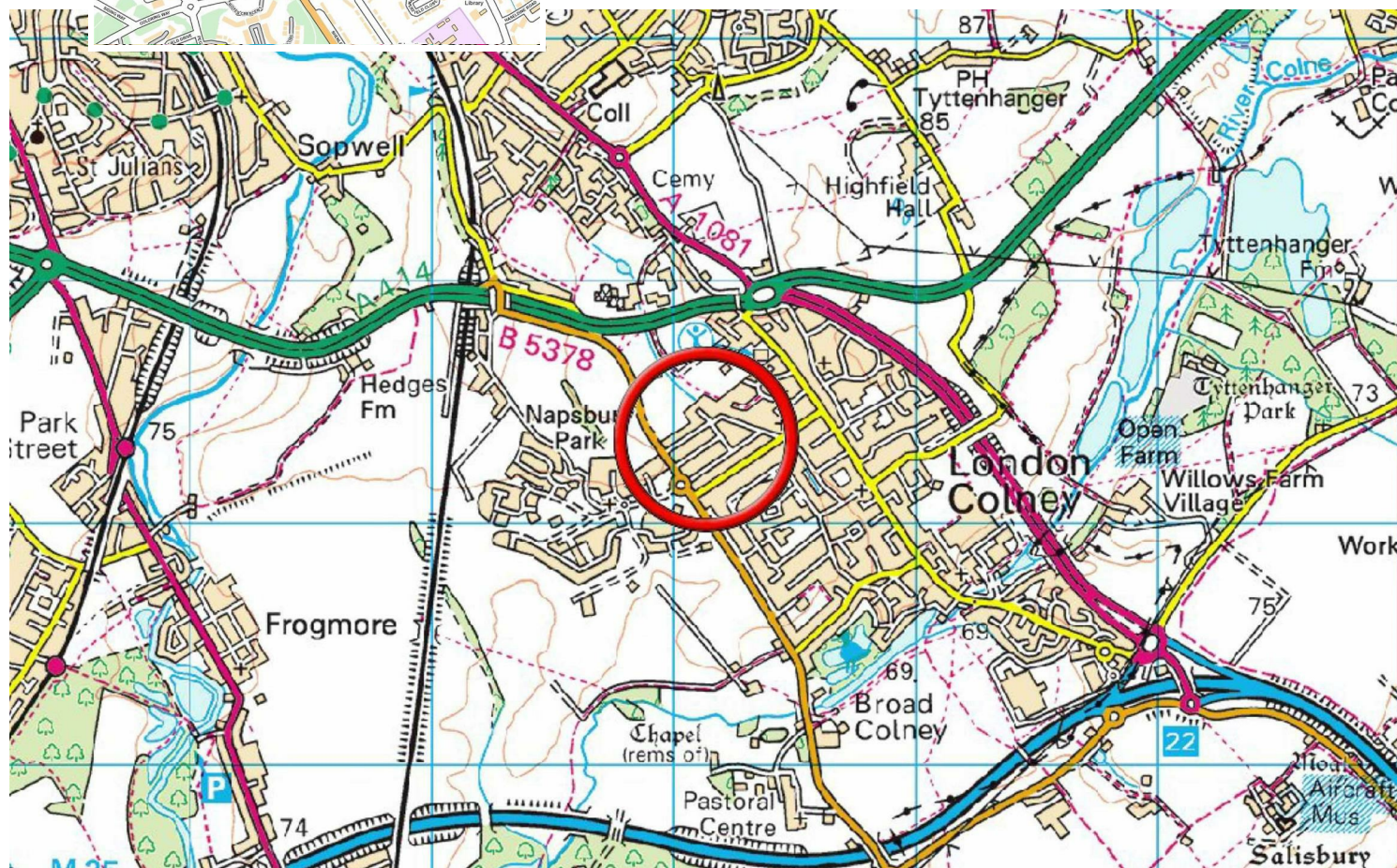
## Why Cassidy & Tate

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

- Stunning Makeover Throughout
- Fully Refurbished With Hi-Spec
- Three Bedrooms
- Luxury Bathroom
- Open Plan Kitchen/Diner
- Separate Living Room
- Downstairs Cloakroom
- Landscaped Garden & Parking

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>		
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(1-20) <b>G</b>	<b>1</b>	<b>1</b>
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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