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Cassidy
&Tate
Your Local Experts



Award Winning Agency

GOLDSMITH WAY

ST. ALBANS

AL3 5NH



Cassidy&Tate

All The Ingredients Needed For A Fabulous Lifestyle

Situated in a sought after residential location is this three/four bedroom town house which offers three levels of flexible and functional accommodation with the convenience of being near to the city centre and its extensive shopping and leisure facilities. The property has been well maintained with spacious living accommodation comprising of an entrance porch, entrance hall with courtesy door into garage, shower room, utility room, family room/bedroom four, and conservatory on the ground floor. On the first floor is a fitted kitchen/breakfast room, dining room with arch into living room which has patio doors opening onto Juliette style balcony. Three double bedrooms and a family bathroom can be found on the second floor. To the outside is a lovely mature rear garden stocked with a variety of shrubs and plants and to the front of the property is a drive which in turn leads to the garage. Goldsmith Way is situated just off Normandy Road, close to the excellent facilities of the city centre. St Albans is an historic market town and a much sought after location within the London commuter belt. The City is popular for its outstanding educational system with many local schools, both Private and State, excelling in the Ofsted reports. Shopping offers a fine blend of many independent boutiques mixed with High Street stores. St Albans enjoys a wide range of leisure activities and benefits from lots of open space and parkland. Ideally positioned for road links to include M1, M25, A1 and within easy distance of London Heathrow, London Luton and Stansted Airports.



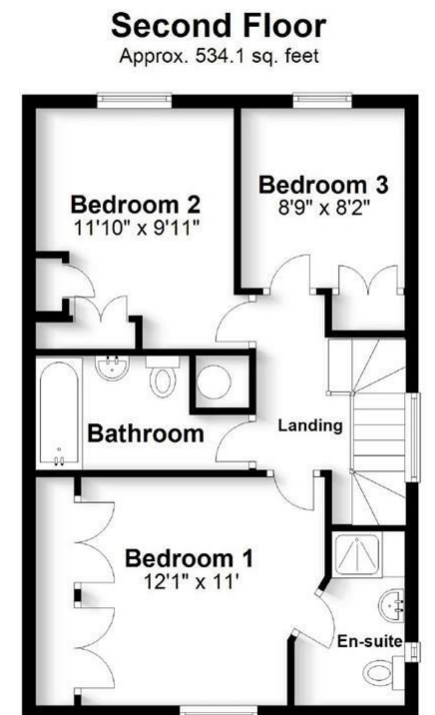
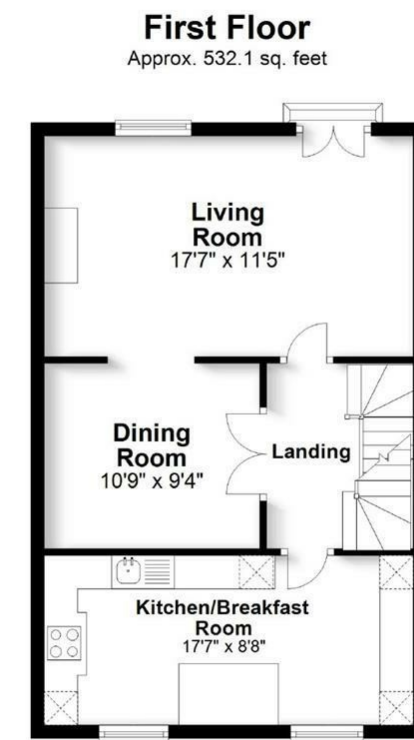
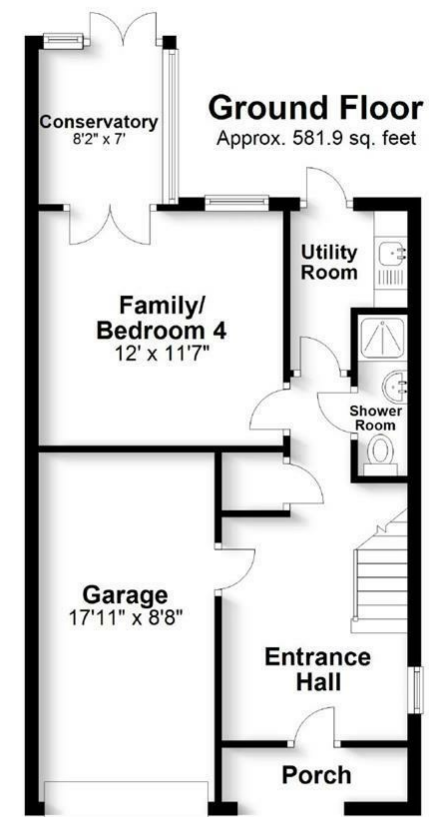
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Total area: approx. 1648.1 sq. feet

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



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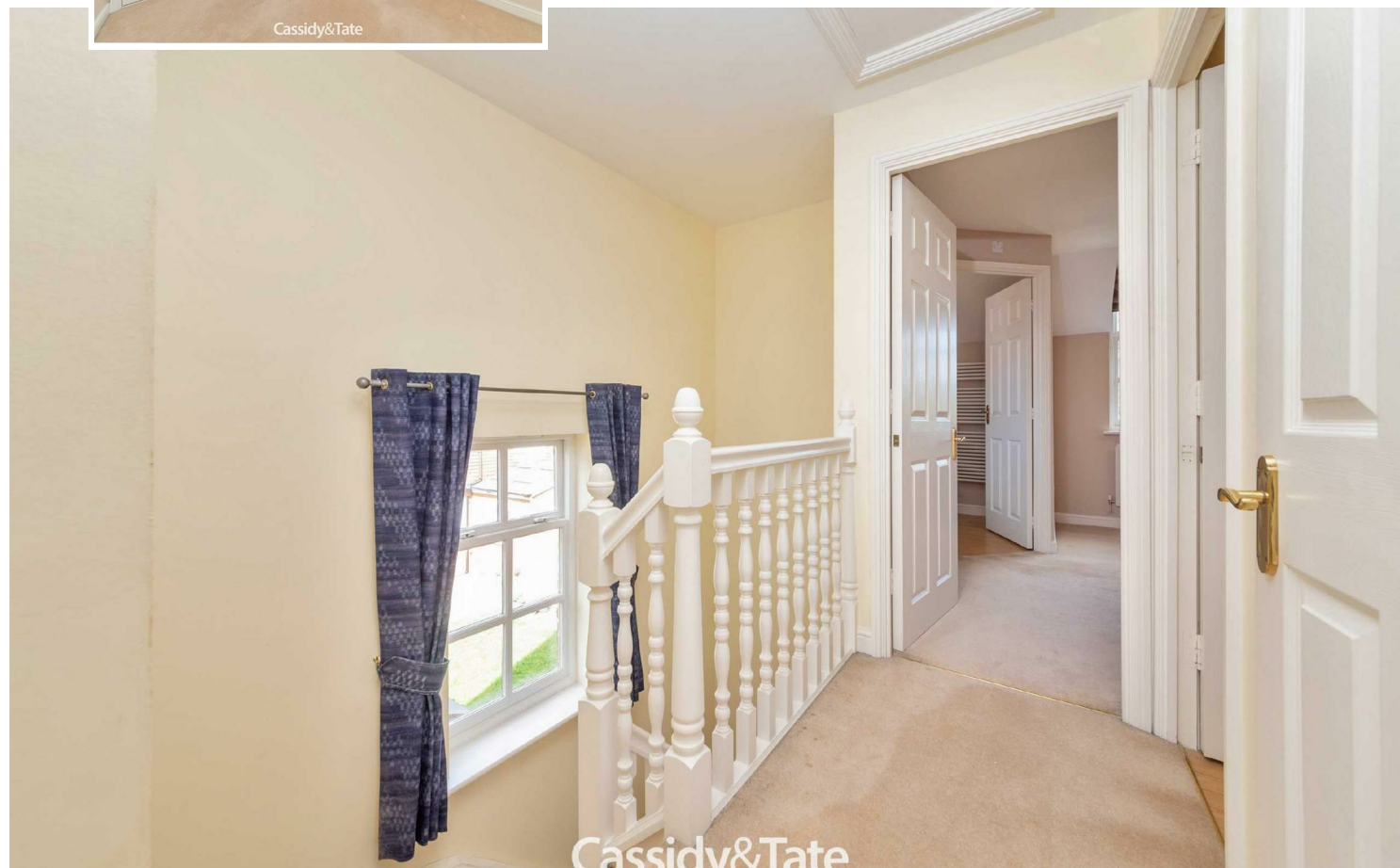


Specialists in Bespoke Properties

- Four Bedroom Townhouse
- Kitchen Breakfast Room
- Principal Bedroom Ensuite
- Garage, Front & Rear Gardens
- Two Reception Rooms
- Conservatory
- Bathroom & Shower Room
- Convenient Central Location

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		
England & Wales	EU Directive 2002/91/EC	



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