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Cassidy  
& Tate  
Your Local Experts



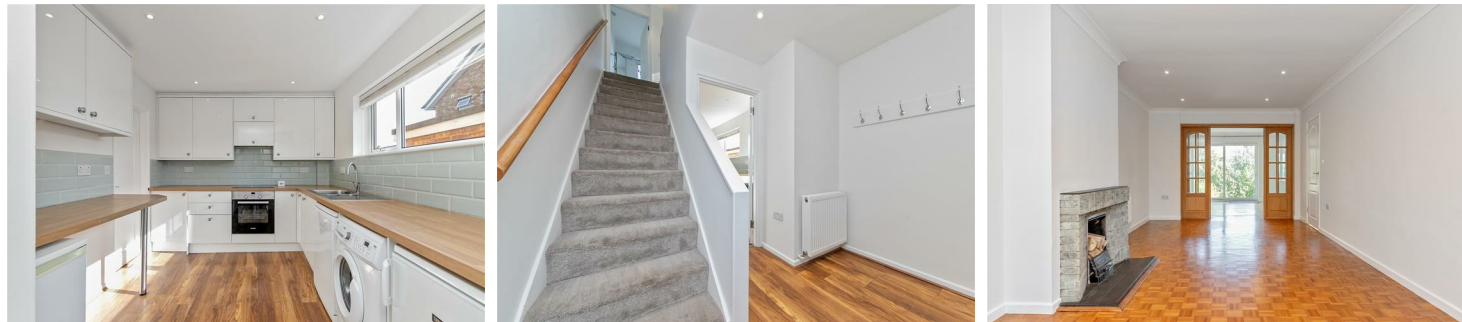
Award Winning Agency

DELL RISE  
ST. ALBANS  
AL2 2QJ



# All The Ingredients Needed For A Fabulous Lifestyle

A bright and airy, extended semi-detached family home in a pleasant residential setting between Park Street and Chiswell Green. The ground floor accommodation comprises: entrance porch leading to the hallway, two large reception rooms with glass double doors opening into a separate family room with views onto the private garden. A modern kitchen breakfast room and downstairs cloakroom. Upstairs three bedrooms and a family bathroom with separate toilet. Outside there are well stocked gardens to the front and rear and a detached single garage. The rear garden is of an excellent size and offers a high degree of privacy. The mature upper garden section is a tranquil setting perfect for relaxation, with a level larger lower section, open for children to play or a tucked away garden office. The property benefits from double glazing and gas to radiator heating as well as having solar panels. Park Street is conveniently located for local transport links including How Wood station for the Silverlink service connecting St Albans to Watford (Euston) and M1/M25 motorway links. Local amenities and desirable primary and secondary schools can be found in Chiswell Green and Park Street. St Albans city centre with its varied shopping and leisure facilities remain only a short car ride away. COUNCIL TAX BAND E.



**Proposed Ground Floor**  
Approx. 0.0 sq. feet



**Ground Floor**

Main area: approx. 711.9 sq. feet  
Plus garage, approx. 127.8 sq. feet



Main area: Approx. 108.3 sq. metres (1166.0 sq. feet)  
Plus garage, approx. 11.9 sq. metres (127.8 sq. feet)

Produced for Cassidy & Tate Estate Agents  
For guidance purposes only. Not to scale.

Plan produced using PlanUp.

**First Floor**  
Approx. 454.1 sq. feet



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



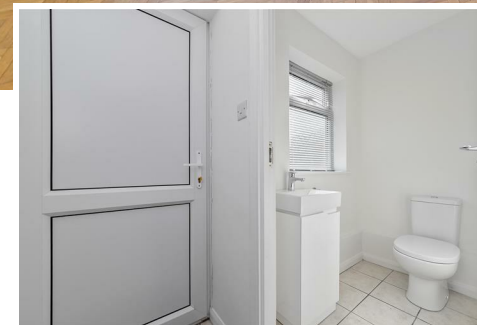
## Why Cassidy & Tate

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
- Garage
- Off-Street Parking
- Close To Local Shops
- Large Garden
- Three Bedrooms
- Scope To Extend STPP
- School Catchment Area

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		
<b>England &amp; Wales</b>	77	83
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		
<b>England &amp; Wales</b>		
EU Directive 2002/91/EC		

