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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



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AL2 3HE

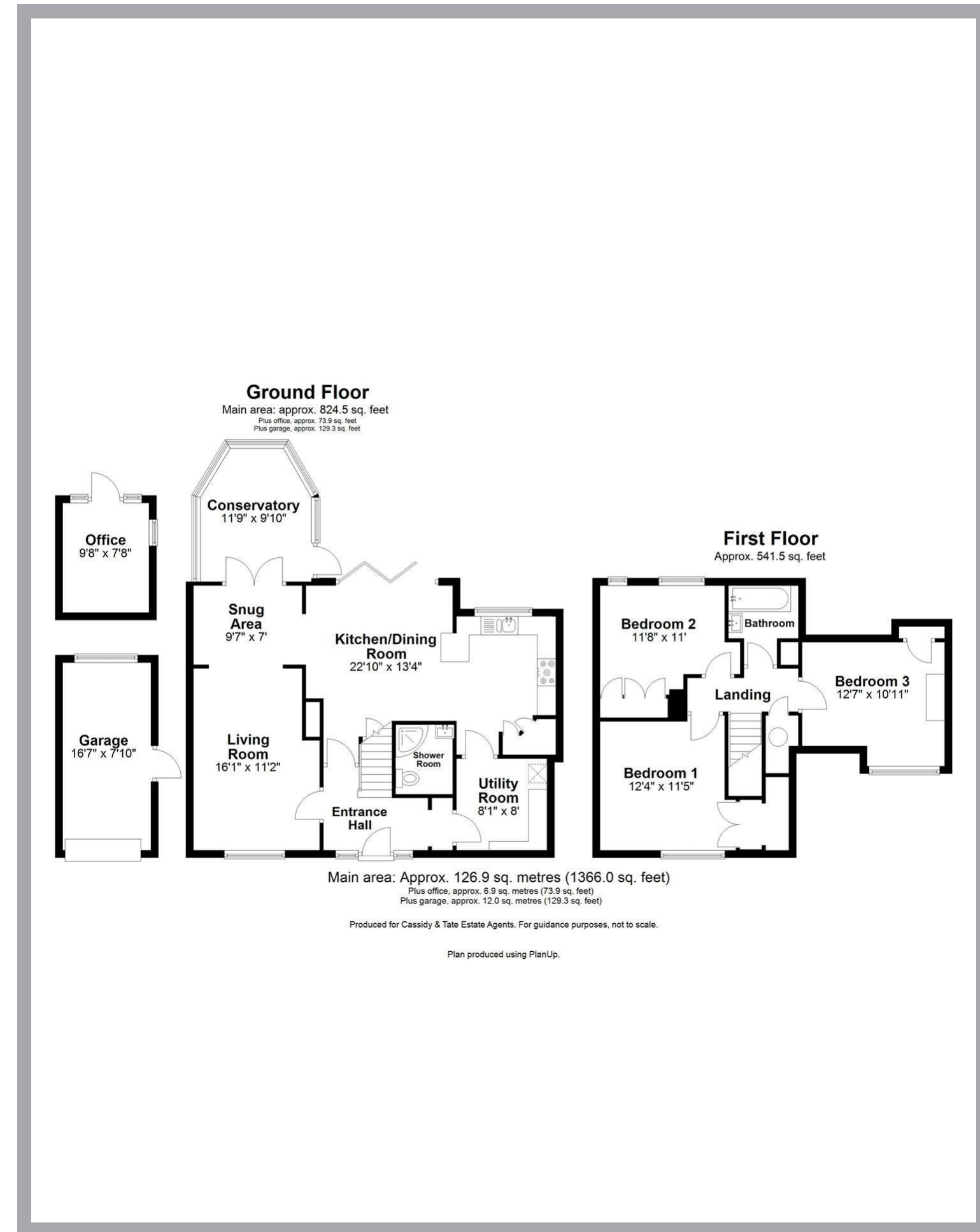
Asking Price £800,000

EPC Rating: G Council Tax Band: E



# All The Ingredients Needed For A Fabulous Lifestyle

Situated in the sought-after neighbourhood of Chiswell Green, this impressive three-bedroom home combines generous living space with modern style. The heart of the home is a bright open-plan kitchen, where bi-fold doors create a seamless transition to the landscaped rear garden. The kitchen connects effortlessly to the dining area and into a warm, inviting living room. From here, a conservatory provides a tranquil spot to enjoy garden views throughout the year. The ground floor also features a practical utility room and a convenient shower room. Upstairs, three well-proportioned bedrooms, each with built-in storage, are complemented by a sleek family bathroom. The rear garden offers a versatile outdoor retreat, complete with a neat lawn and a garden room—ideal as a home office, gym, or relaxation space. To the front, a private driveway provides off-street parking with gated access leading through to the rear. Chiswell Green lies on the southern side of St Albans, perfectly placed for excellent motorway links. Families will appreciate the proximity to Killigrew Primary & Nursery School, local shops, and a friendly village pub. The vibrant St Albans city centre, with its wealth of shopping, dining, and leisure options, is just a short drive away.



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*

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		
England & Wales		
EU Directive 2002/91/EC		

Free Online Valuation



