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Cassidy  
&Tate  
Your Local Experts



Award Winning Agency

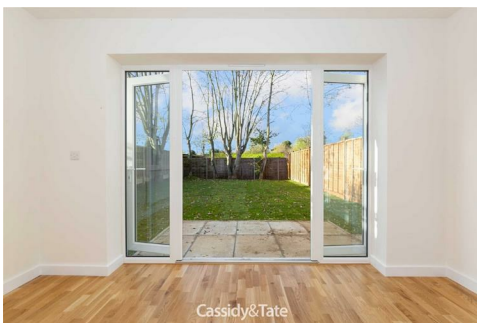
WILLOW WAY  
ST ALBANS  
AL2 3DQ



Cassidy&Tate

# All The Ingredients Needed For A Fabulous Lifestyle

Cassidy & Tate have the pleasure in offering to the market a modern detached three bedroom bungalow. Constructed in 2019 by reputable builders Grange Developments who have been building new homes of quality and distinction for many years. The Willows will make a beautiful home where the use of simple lines and smart use of space will help to create a welcoming and comfortable haven. The design and layout of the property has all aspects covered when it comes to style and convenience. Living accommodation flows off a central hallway including a superb open plan kitchen/dining/living room, utility room, three bedrooms, en-suite to master bedroom and a family bathroom. Convenience and space will continue outside into the good sized rear garden with an ample area for outdoor entertaining, and off street parking to the front. The location of this property has something for every lifestyle. Close to schools, including Klligrew Primary School, public transport and ease of access to the surrounding motorway networks.



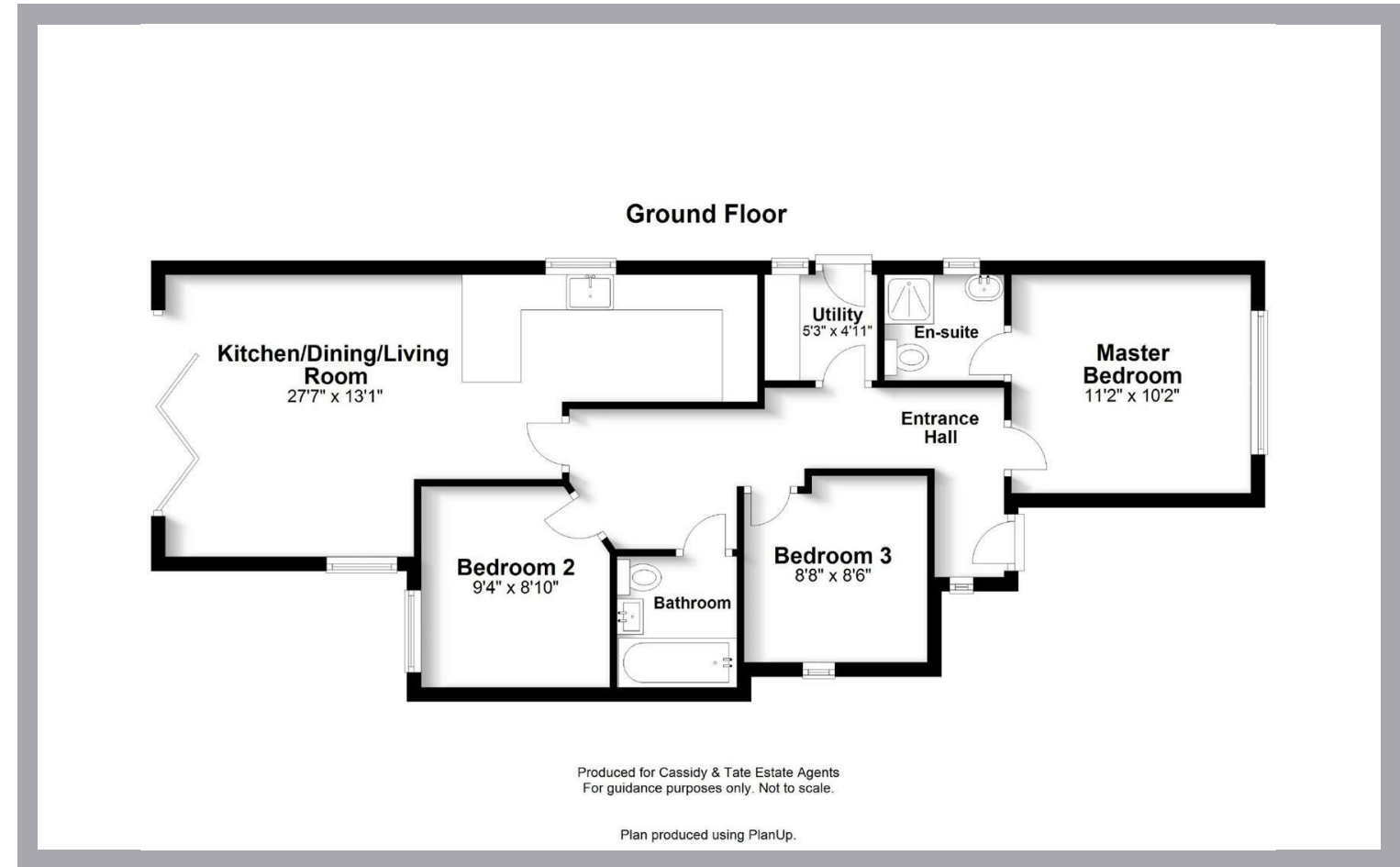
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Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.



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## Specialists in Bespoke Properties

- Modern Development
- Three Bedrooms
- Bathroom & Utility
- Off Street Parking
- Detached Bungalow
- Master En-Suite
- Kitchen/Living/Dining
- Chain Free

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	80	
(1-20) G		
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) 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	