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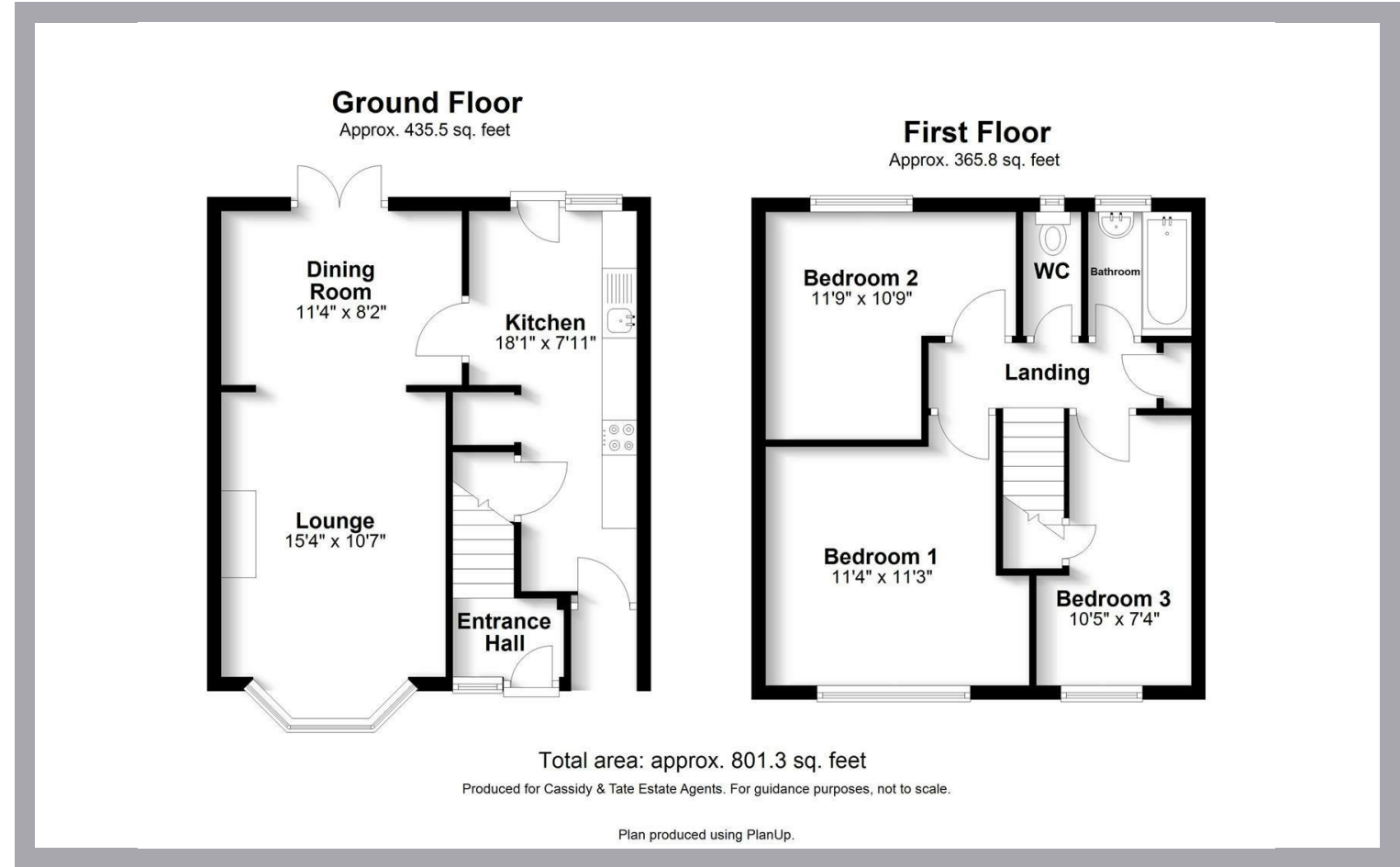
Award Winning Agency



www.cassidyandtate.co.uk

CLAREMONT  
ST. ALBANS  
AL2 3LS

Guide Price £425,000



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.

# All The Ingredients Needed For A Fabulous Lifestyle

A well positioned family home in need of full internal renovation, with excellent extension potential (STPP). The living space features an entrance hallway, living/dining room and kitchen. On the first floor there are three bedrooms and a bathroom and w/c. Outside there is a mature rear garden and off street parking to the front. The property is 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 M1 making for easy commuting. Bricket Wood itself enjoys beautiful green spaces and woodland, gives easy access to the major motorway networks and is close to excellent schools. More comprehensive shopping and leisure facilities can be found in the nearby city of St. Albans which also provides a mainline train station with direct services to London.



## Specialists in Bespoke Properties

- Chain Free
- Large Garden
- Three Bedrooms
- Scope To Extend STPP
- Requires Full Renovation
- Driveway
- Close To Shops
- Close To Local Train Station

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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			39
(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			
England & Wales		EU Directive 2002/91/EC	