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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency

HAMMERS GATE  
ST. ALBANS  
AL2 3DZ



# All The Ingredients Needed For A Fabulous Lifestyle

Presented in 'show' home condition is this lovely three/four bedroom, semi-detached property which is tucked away in a peaceful cul-de-sac location within the popular area of Chiswell Green. Having been enlarged and lovingly refurbished throughout, this family home maximises space and is complemented by tasteful colour tones creating a contemporary ambience. It has been designed with every family member in mind. On the ground floor, the superb open plan integrates a stunning modern kitchen, and a good sized area for living and dining which flows to the outside via bi-folding doors, making entertaining and family gatherings an easy chore. For private living there is a separate living room to the front of the property. A good sized entrance hall, cloakroom and utility room complete the downstairs. Upstairs are three double bedrooms, an en-suite to bedroom one, a dressing room/bedroom four to bedroom two and a stylish family bathroom. The low maintenance, attractive rear garden with its amazing views of rolling fields beyond, makes for a peaceful and tranquil outdoor haven. To the front a driveway provides off road parking. Hammers Gate is located close to excellent shops and amenities, Highly regarded schools and the excellent shopping and leisure facilities of the St Albans City centre remain a short drive away, as do the transport links to the M11 and M25.



Total area: approx. 2155.6 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



## Specialists in Bespoke Properties

- Four Bedroom Semi Detached
- Fully Refurbished Throughout
- Open Plan Accommodation
- Kitchen/Living/Dining Room
- Four Bedrooms
- Two Luxury Bathroom Suites
- Views Of Open Countryside
- Cul-De-Sac Location

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	60
(39-54) E		
(21-38) F		
(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	60	61
(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	

