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Cassidy
& Tate
Your Local Experts



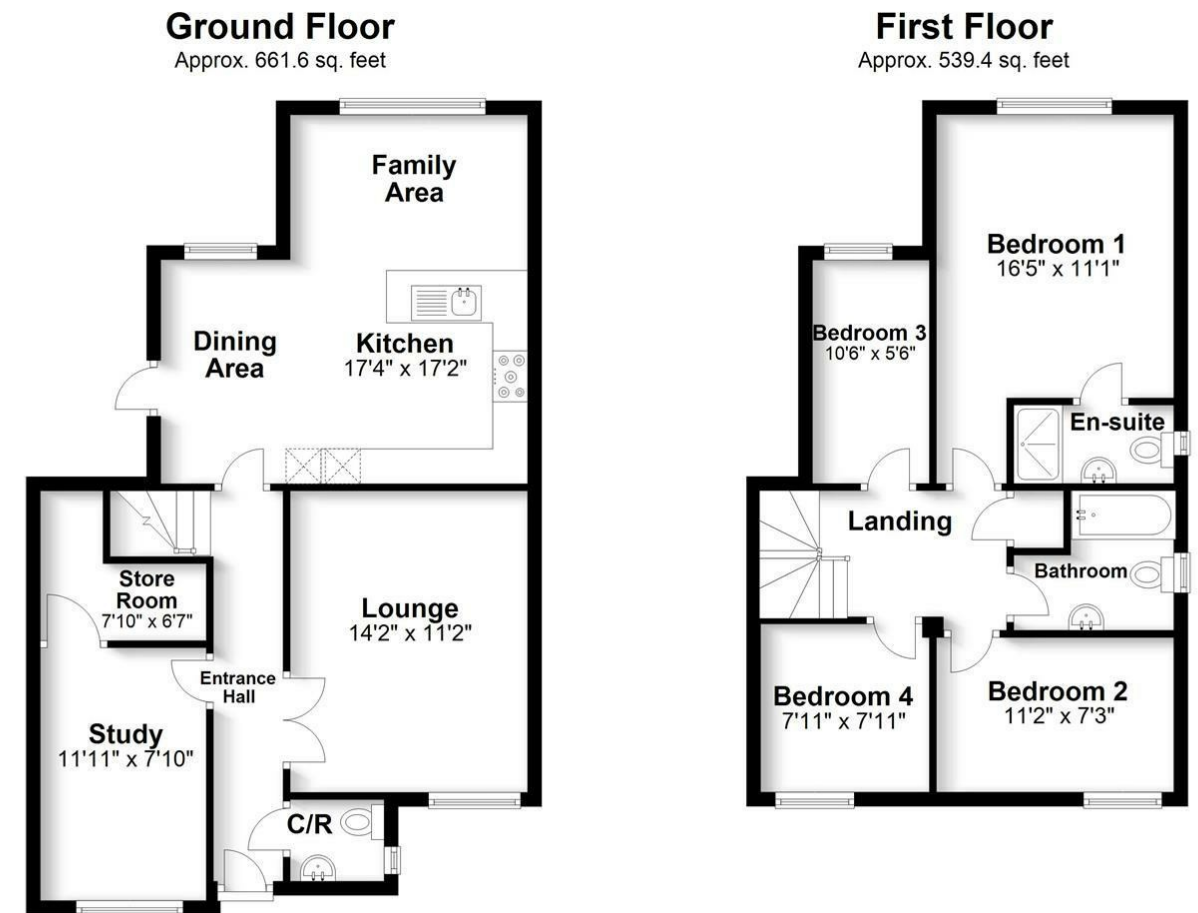
Award Winning Agency

CHANTRY LANE
ST ALBANS
AL2 1JT



All The Ingredients Needed For A Fabulous Lifestyle

The versatile floorplan, space and quality fixtures and fittings throughout are among the many features that make this modern, four bedroom house the ideal family home. Style and elegance is in abundance in this property that boasts a tasteful décor that will not date and a floorplan designed to incorporate the essential requirements of modern every day living. Tiled flooring with underfloor heating flows from the entrance hall into the superb open kitchen/dining/family room where the family can come together within a casual atmosphere and bi-folding doors that open to the outside creates the perfect space for indoor/outdoor entertaining. The kitchen area is fitted with modern gloss units complimented beautifully by quartz work top surfaces and integrated appliances. Underfloor heating from the entrance hall continues into the well proportioned lounge via double oak and french style doors. Also to the ground floor is a cloakroom and courtesy door into the garage. Upstairs, the principal bedroom is served by a trendy en-suite shower room whilst the remaining bedrooms are served by a stylish family bathroom. A low maintenance and enclosed rear garden complements the property further whilst to the front is a paved driveway which in turn leads to the garage. Chantry Lane is situated in a great location, close to excellent amenities and the surrounding motorway networks.



Total area: approx. 1201.0 sq. feet

Produced for Cassidy & Tate Estate Agents. For guidance purposes, 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

- Detached
- Four Bedrooms
- Bath & Cloakroom
- Lounge
- Open-Plan Living
- En-Suite
- Kitchen/Dining/Family
- Close To Shops

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		
England & Wales	84	85
<small>EU Directive 2002/91/EC</small>		

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	1	1
<small>EU Directive 2002/91/EC</small>		



