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Cassidy  
&Tate  
Your Local Experts



Award Winning Agency

WILLOW WAY  
ST ALBANS  
AL2 3DQ



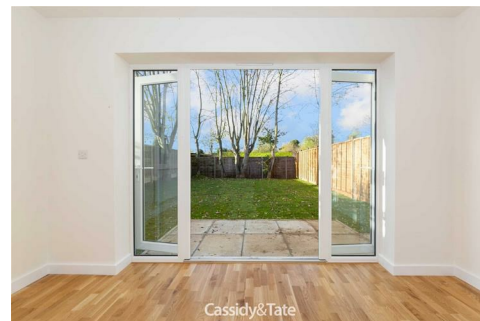
Cassidy&Tate

## 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.



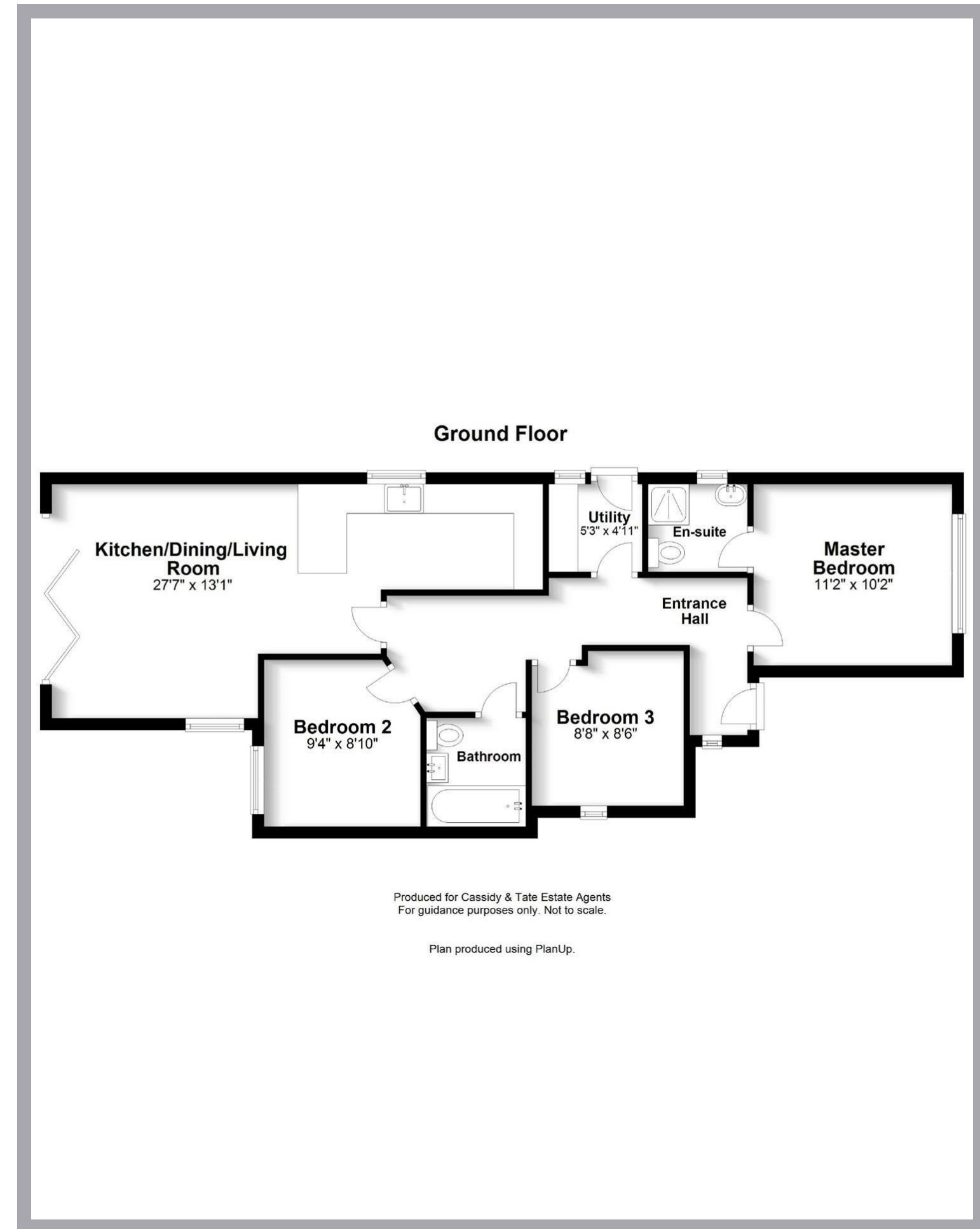
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Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property.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

# Perfect Fusion of Location And Way of Living



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## 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



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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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
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		
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