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Cassidy  
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Your Local Experts



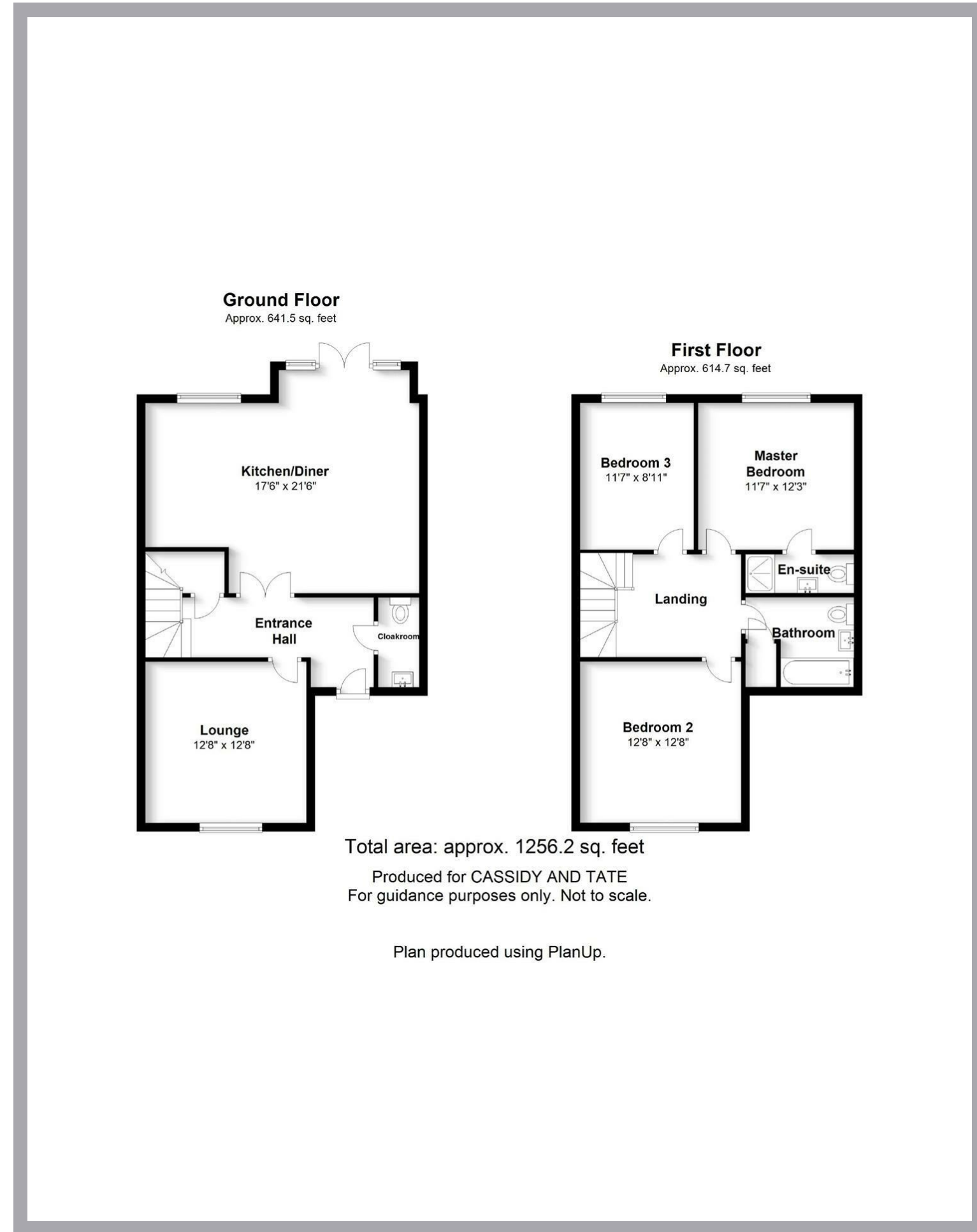
Award Winning Agency

PARK VIEW CLOSE  
ST ALBANS  
AL1 5FT



## All The Ingredients Needed For A Fabulous Lifestyle

A three bedroom semi detached property situated in a close just off Cell Barnes Lane. The property is presented in a lovely decorative order throughout and enjoys flexible living accommodation to include an open plan kitchen/dining room, lounge, downstairs cloakroom. Three bedrooms, an en-suite and a family bathroom. The ground floor accommodation affords particularly well thought out living spaces where the open plan kitchen/dining room is at the hub of the home the perfect place for the family to gather together. The kitchen is fitted with modern wall and base units complemented beautifully by granite work tops and feature curved base units. Tiled flooring is warmed by underfloor heating and runs from the kitchen area to the dining area. Double patio doors open to the rear garden giving easy flow from inside to outside. The separate and well balanced lounge is the perfect setting for private living. On the first floor the master bedroom is served by an en-suite whilst the two remaining bedrooms are served by the family bathroom. Externally the low maintenance rear garden is enclosed by timber boundary fencing with side gated access leading to the front of the property which has a brick paved driveway providing off road parking for one car. Park View Close is conveniently located for outstanding ofsted rated schools, good local amenities and the railway station linking St.Albans to London, St Pancras. St. Albans city centre remains only a short distance away.



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

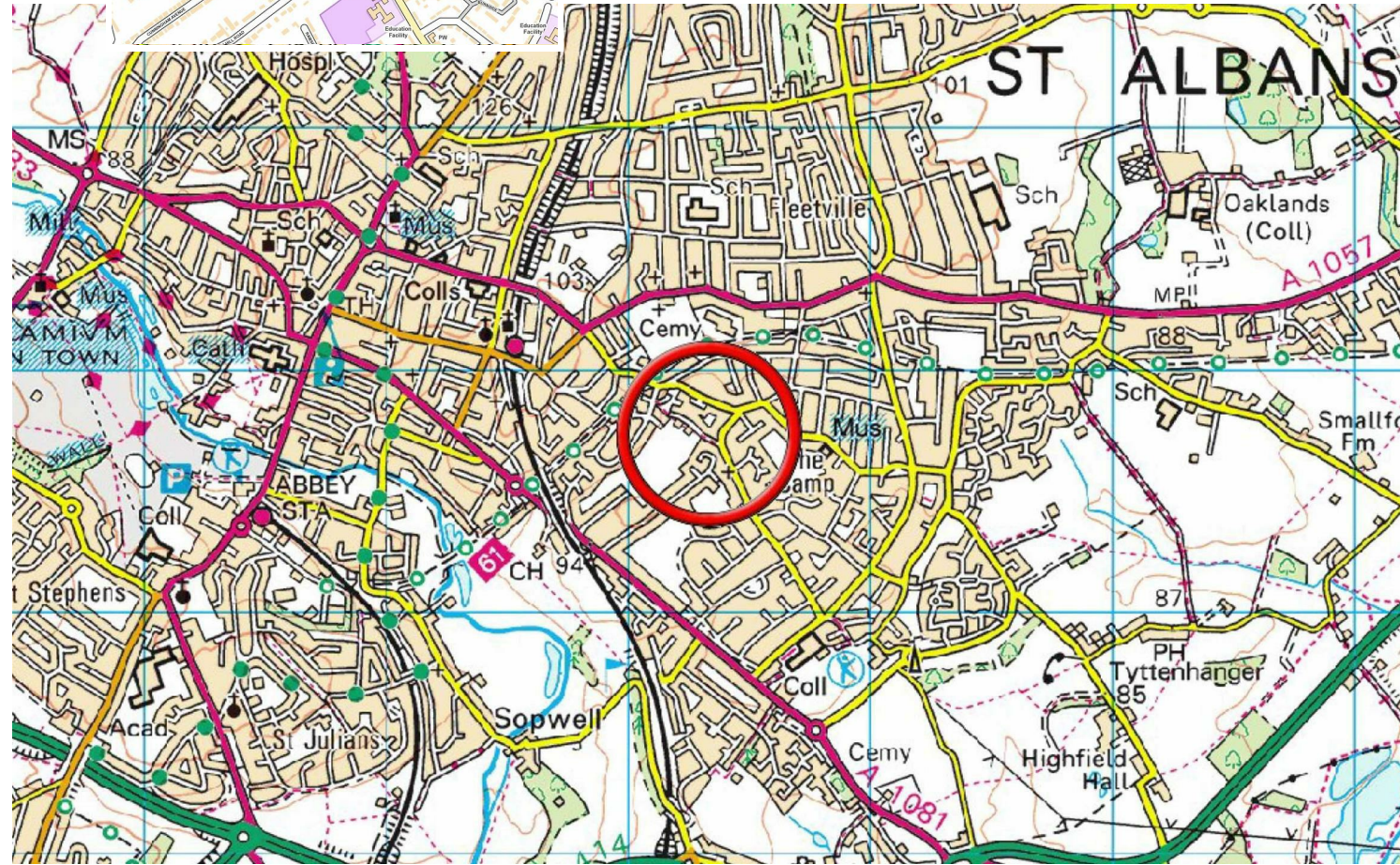
## Why Cassidy & Tate

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



Cassidy&Tate

## Specialists in Bespoke Properties

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		1	1

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			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		1	1



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