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Cassidy
&Tate
Your Local Experts



Award Winning Agency

DELL RISE
ST ALBANS
AL2 2QJ



All The Ingredients Needed For A Fabulous Lifestyle

Cassidy & Tate are delighted to offer for sale a very well presented and beautifully maintained, two bedroom, semi-detached Bungalow, situated on a peaceful road in a popular area of St. Albans. The property is deceptively spacious and provides plenty of living space that will suit a couple looking to downsize or a small family. There is also plenty of scope to extend the property either into the loft space or to the side, subject to obtaining the relevant planning consents. Accommodation briefly comprises of an entrance hallway, a kitchen/diner fitted with a range of modern wall and base units, complemented by wood style work top surfaces and integrated appliances, a comfortable lounge with feature fireplace, two good sized bedrooms one with sliding patio doors leading to the rear garden, and a family bathroom. Outside is as lovely as the inside. To the rear is a private and mature rear garden with patio area, and stocked with plants and shrubs. To the front of the property is a block paved driveway providing off road parking. Park Street is conveniently located for local transport links including How Wood station for the Silverlink service connecting St Albans to Watford (Euston) and M1/M25 motorway links. St Albans city centre with its varied shopping and leisure facilities remain only a short car ride away.



Main area: Approx. 66.6 sq. metres (717.2 sq. feet)
Plus garage, approx. 13.7 sq. metres (147.6 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

- Two Double Bedrooms
- Off Street Parking
- Modern Kitchen
- Garage
- Side Access
- Close To Transport Links
- Close To Local Shops
- Fully Refurbished

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		
England & Wales	EU Directive 2002/91/EC	

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	1	1
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

