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Cassidy
&Tate
Your Local Experts



Award Winning Agency

PRIMROSE TERRACE

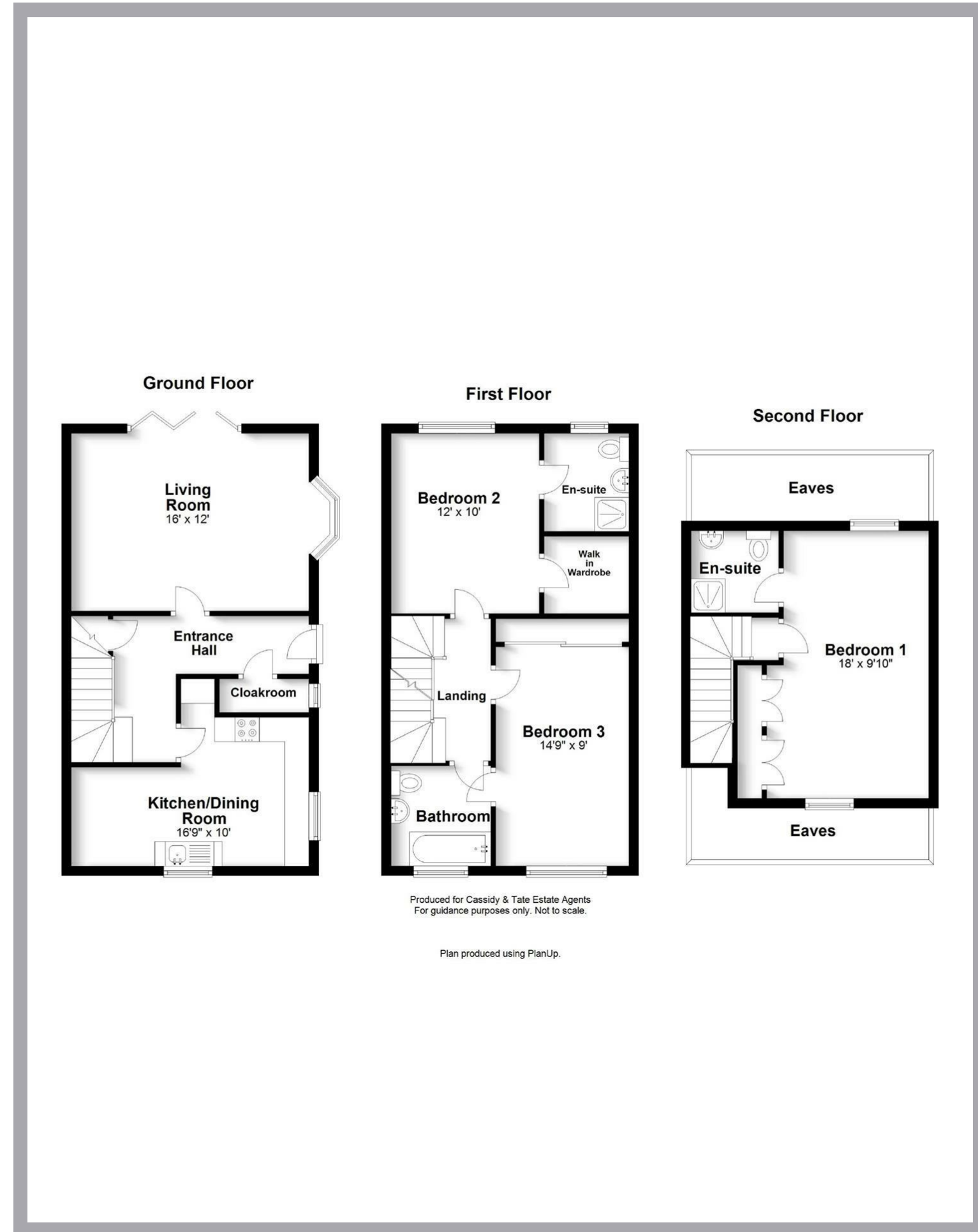
ST ALBANS

AL2 1FN



All The Ingredients Needed For A Fabulous Lifestyle

A well presented three bedroom townhouse style property arranged over three levels situated seconds away from London Colney High Street. Internally, you are offered a downstairs W/C, a modern fully fitted integrated kitchen with dining area while leading onto the main reception room, which accommodates bi fold doors that flow lovely to the outside North West facing private rear garden. The first floor consists of two double bedrooms. The first double bedroom, has an en suite and a walk in wardrobe whilst the other double bedroom is home to a Romeo and Juliette bathroom. On the second floor, there is a large main bedroom with eaves storage, with the added benefit of a further en suite. Other features include off road parking for two cars, close to key transport links such as the M11 and the M25 along with local amenities to include the large retail park shopping centre close by offering brands like marks & Spencers & Nexts to name but a few.



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

- Three Bedroom Townhouse
- Kitchen/Diner
- En suite to Two Bedrooms
- Off Road Parking
- Generous Accommodation
- Lounge With Bi Fold Doors
- 10 Year NHBC Warranty
- Redesigned Rear Garden

| 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 | |

