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Cassidy
&Tate
Your Local Experts



Award Winning Agency

CHIME SQUARE

ST ALBANS

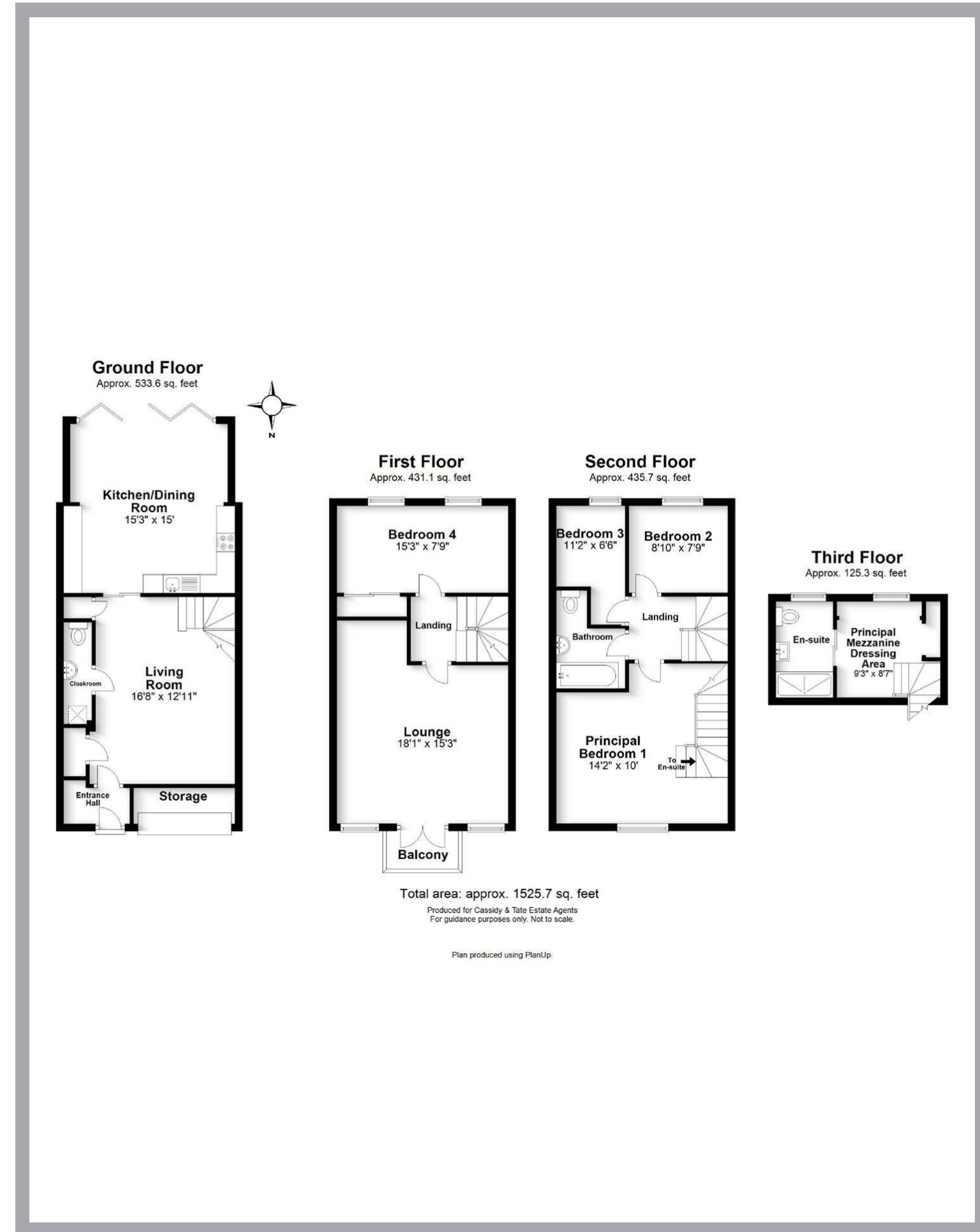
AL3 5JZ



Cassidy&Tate

All The Ingredients Needed For A Fabulous Lifestyle

Immaculately presented throughout, this attractive, four bedroom, town house, sits nestled between other quality homes, within a most desirable and sought after city centre location. The current owners have extensively re-modelled the property to create a stunning example of quality fixtures and fittings, refined elegance and sought after inclusions. The practical, level split design encompasses spacious living areas, and a clever floorplan that all help to create a lovely family home. On the ground floor, pocket sliding doors from the living room into the superbly appointed kitchen allows for open or separate living. The kitchen is an entertainer's delight, equipped with a range of premium integrated Miele appliances, a Quooker hot water tap, and includes a feature central island with breakfast bar. A vaulted glass roof provides all year round natural daylight, whilst bi-folding doors lets the outside in. Boasting under floor heating and ceiling speakers makes this level the perfect setting to play host whilst entertaining. On the first floor is a separate lounge with balcony and a bedroom. On the second floor are two bedrooms, family bathroom, plus the luxurious principal bedroom suite which boasts feature lighting and an oak staircase which leads up to a mezzanine dressing room that includes a range of fitted furniture and pocket door opening into an en-suite shower room. Externally is a south facing rear garden with paved seating areas and an artificial lawn. To the front, is a driveway with parking for two cars and a bike storage garage. Chime Square offers private, quiet living but yet the convenience of city living. St. Albans enjoys a variety of restaurant/bars, extensive shopping and leisure facilities as well as the beautiful open spaces of Verulamium.



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

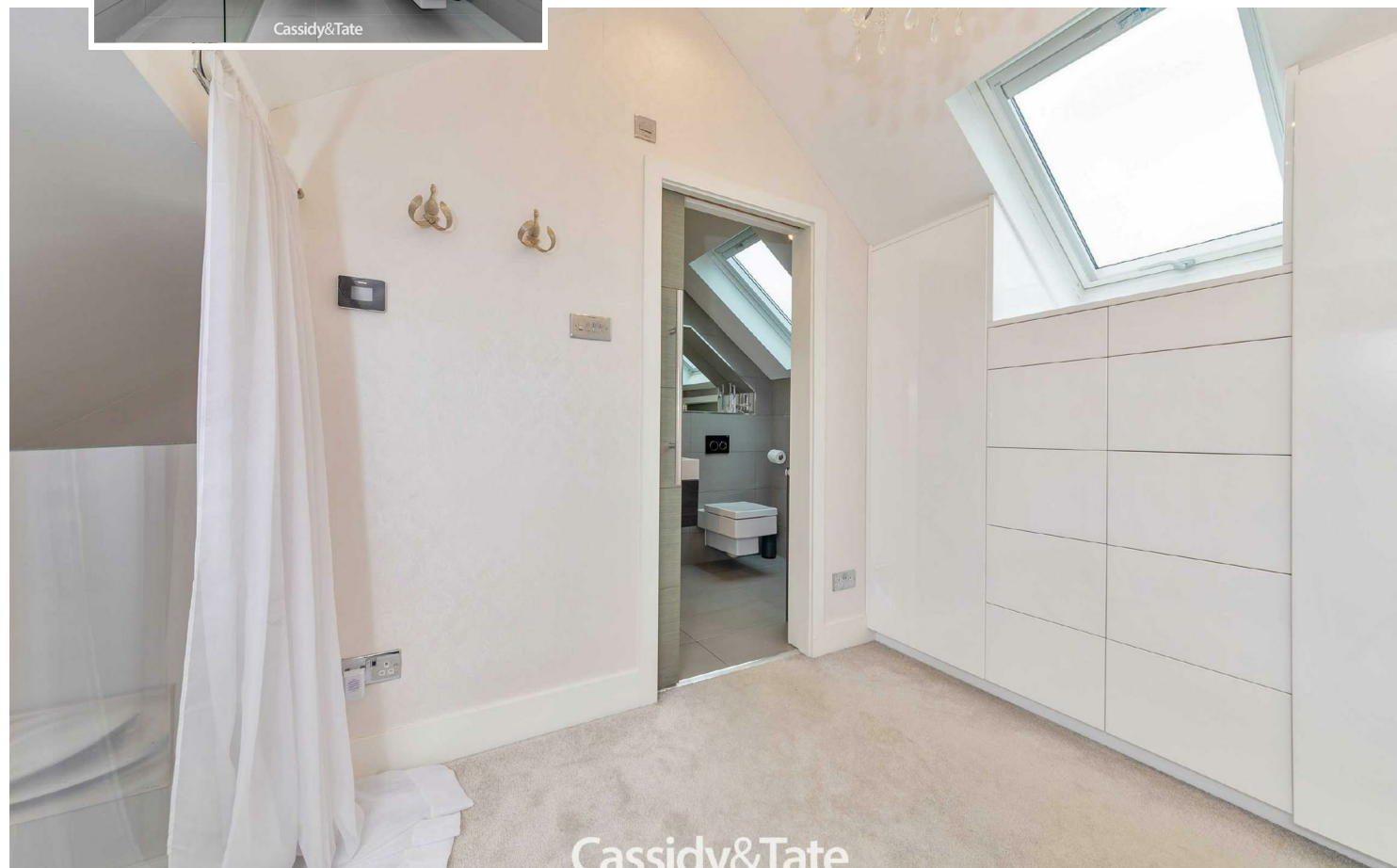
As one of St. Albans leading estate agents we work relentlessly to ensure our valued customers receive the exceptional service they deserve at all times. We epitomise not only professional estate agency knowledge, but a dedication to integrity and responsiveness to every client. The Cassidy & Tate team 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



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Specialists in Bespoke Properties

- Chain Free
- Freehold
- Mezzanine Dressing Room
- Close To City Station
- Two Parking Spaces
- 4 Bedrooms + Ensuite Bathroom
- South Facing Garden
- Walking Distance To City Centre

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		
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