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Cassidy  
&Tate  
Your Local Experts



Award Winning Agency

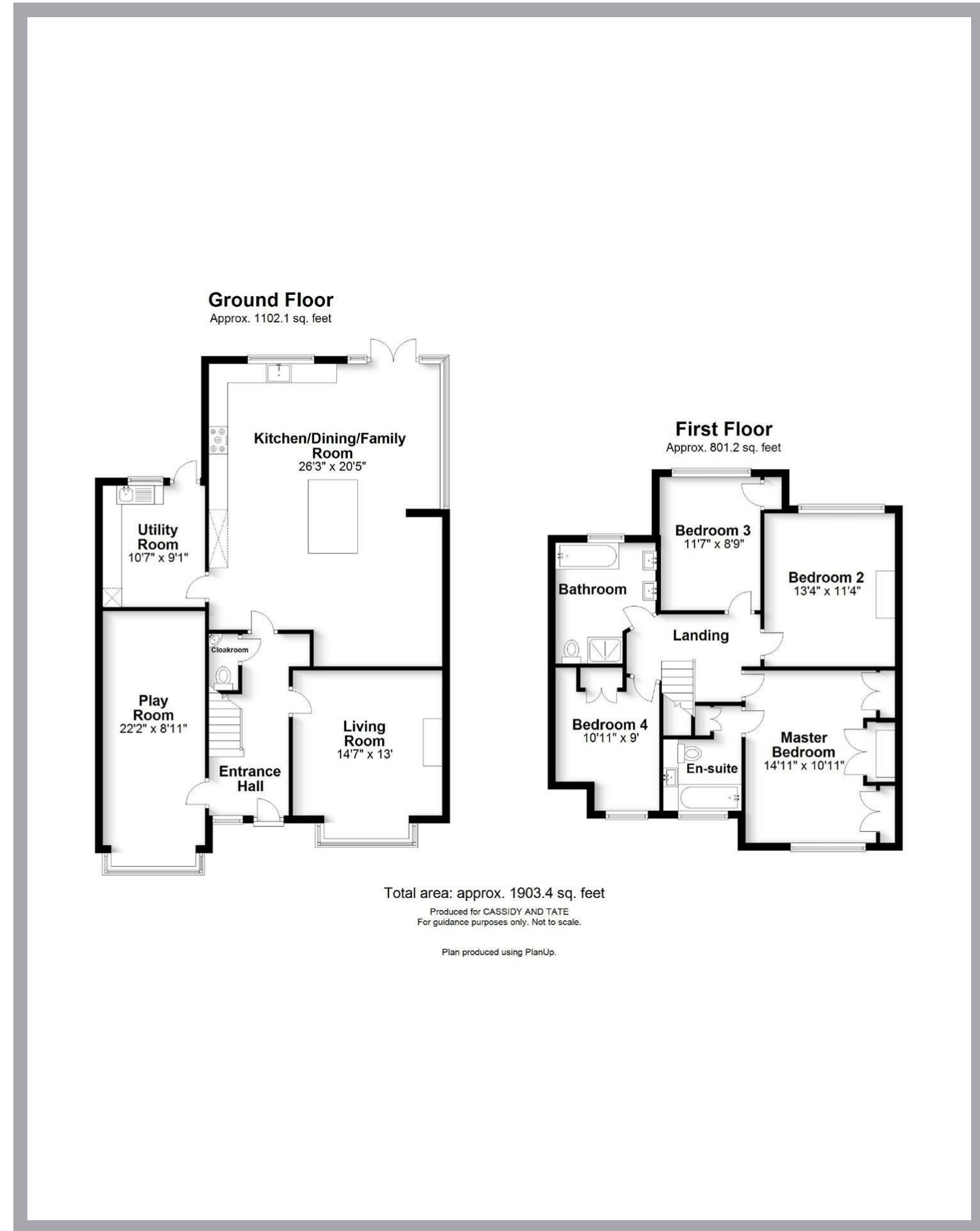
CHARMOUTH ROAD  
ST ALBANS  
AL1 4SL



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## All The Ingredients Needed For A Fabulous Lifestyle

Cassidy & Tate have the pleasure to present this handsome and extended detached property, which is located in a prime residential road, and offers four bedrooms, two bathrooms, multiple living areas and quality fixtures and finishings. The current owners have lovingly put everything into this home to create a well loved family haven fit for new owners to make it their own. Cleverly designed, the floorplan makes the most of all available space over two floors to accommodate the busy family lifestyle. At the anchor of the home and warmed by underfloor heating is the superb kitchen/dining/family room, a comfortable setting for family meals or gatherings and the base from which to move seamlessly from indoors to out. A modern kitchen in a palette of neutrals, whites and pastels, boast a wealth of cupboard space with granite worktops, island with breakfast bar and integrated appliances. Glass roof over the dining area provides all year round natural daylight whilst patio doors open to bring the outdoors in. To the front of the property, as you enter on your right, is a bright and welcoming living room, the perfect place for privacy and to the left is a 22ft reception room currently being used as a play room. Also to the ground floor is a utility room and cloakroom. Upstairs, an elegant en-suite bathroom serves the master bedroom, whilst a stylish family bathroom serves the remaining three bedrooms. Perfect for entertaining in the warmer months is the lovely outdoor paved terrace, and beyond is a beautiful and large mature rear garden. To the front of the property is a driveway offering off road parking. A superb location for families, Charmouth Road is ideally located for excellent schools, good local amenities at the Quadrant parade, including a Marks & Spencer foodhall and situated close to the mainline railway station.



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

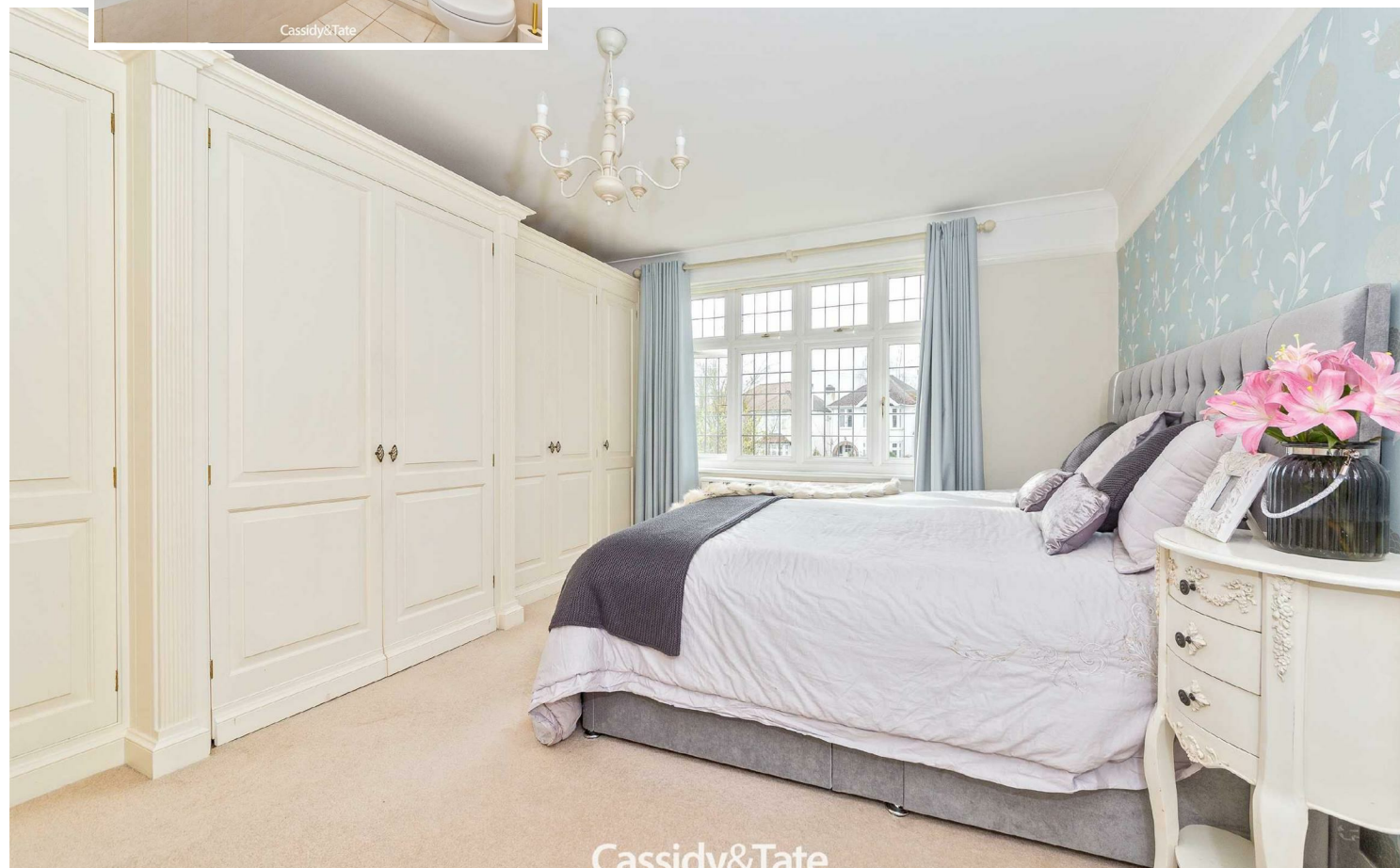
## Why Cassidy & Tate

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



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## Specialists in Bespoke Properties

- Prime Residential Location
- Four Double Bedrooms
- Kitchen/Living/Dining Room
- Utility & Cloakroom
- Detached & Extended Dwelling
- En-Suite & Bathroom
- Two Further Reception Rooms
- Large Secluded Garden

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>1</b>	<b>1</b>
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>1</b>	<b>1</b>
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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