

St Albans Office  
10 High Street, St Albans  
Herts AL3 4EL  
01727 228428  
stalbans@cassidyandtate.co.uk

Wheathampstead Office  
39 High Street, Wheathampstead,  
Herts AL4 8BB  
01582 831200  
wheathampstead@cassidyandtate.co.uk

Marshalswick Office  
59 The Quadrant, St Albans,  
Herts AL4 9RD  
01727 832383  
marshalswick@cassidyandtate.co.uk

Knightsbridge Office  
45 Pont Street, Knightsbridge  
London SW1X 0BD  
020 7629 9966  
26@theknightsbridgeoffice.co.uk

**Cassidy  
& Tate**  
Your Local Experts



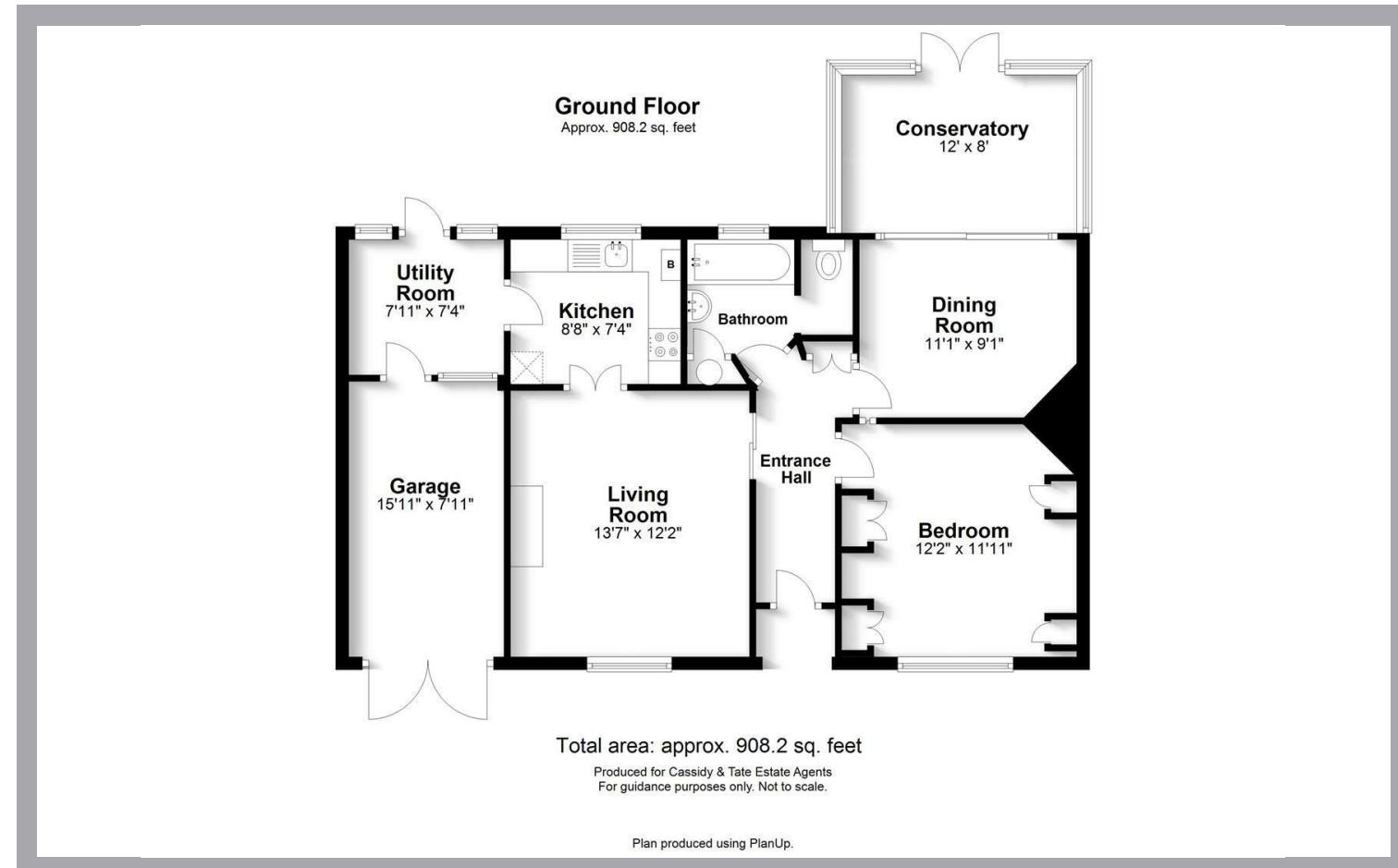
Award Winning Agency

WATFORD ROAD  
ST. ALBANS  
AL2 3JZ



# All The Ingredients Needed For A Fabulous Lifestyle

This pretty detached two bedroom bungalow that is now needing modernisation or has potential for further development, subject to planning. Situated on a good size plot with a very pretty garden, in a highly convenient location. Watford Road is positioned in the sought after Chiswell Green area of St. Albans which offers ease of access to the M1 / M25 motorway networks, the vibrant and extensive shopping and leisure facilities of the city centre, good local amenities and excellent schools. There are some local shops nearby plus a pretty Public House and a Drs Surgery.



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.



*Specialists in  
Bespoke Properties*

- Two Bedrooms
- Detached Bungalow
- No Onward Chain
- Further Potential
- Convenient Location
- Access To Motorway Network
- Local Shops Nearby
- Drs Surgery Nearby

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales	EU Directive 2002/91/EC	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) 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		
EU Directive 2002/91/EC		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC