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WATFORD ROAD  
ST. ALBANS  
AL2 3JZ

Guide Price £635,000





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.

# 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.



## Specialists in Bespoke Properties

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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		
England & Wales	EU Directive 2002/91/EC	

