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Cassidy
& Tate
Your Local Experts



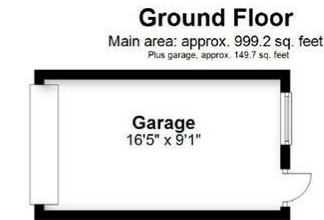
Award Winning Agency

PENN ROAD
ST ALBANS
AL2 2QS



All The Ingredients Needed For A Fabulous Lifestyle

Situated in a sought after road is this three bedroom, detached chalet bungalow positioned close to local shops and amenities. An opportunity to acquire a property such as this is a rarity. The property is in need of updating and with obtaining the relevant consents there is potential to extend (stpp). The property sits upon a good sized plot and enjoys a generous sized driveway providing off road parking for several cars. As is, the property features well proportioned living accommodation to include an entrance porch, entrance hall, bathroom, separate w.c., kitchen, living room, dining room, utility room master bedroom and a further two bedrooms. A particular feature of this property is the lovely mature and privately enclosed large rear garden which extends to over 100ft in length and garage to rear. Penn Road is located in the heart of Park Street which enjoys beautiful green spaces and woodland, gives easy access to the major motorway networks and is close to excellent schools. St. Albans city centre with its extensive shopping and leisure facilities remains only a short car or bus ride away.



Main area: Approx. 106.2 sq. metres (1142.9 sq. feet)
Plus garage, approx. 13.9 sq. metres (149.7 sq. feet)

Produced for Cassidy & Tate Estate Agents
For guidance purposes only. Not to scale.

Plan produced using PlanUp.



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



Cassidy&Tate

Specialists in Bespoke Properties

- Detached Chalet Bungalow
- Off Street Parking
- Scope To Extend STPP
- School Catchment Area
- Three Bedrooms
- Garage To Rear
- Close To Shops
- Large Plot



Cassidy&Tate

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	

