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Cassidy  
&Tate  
Your Local Experts



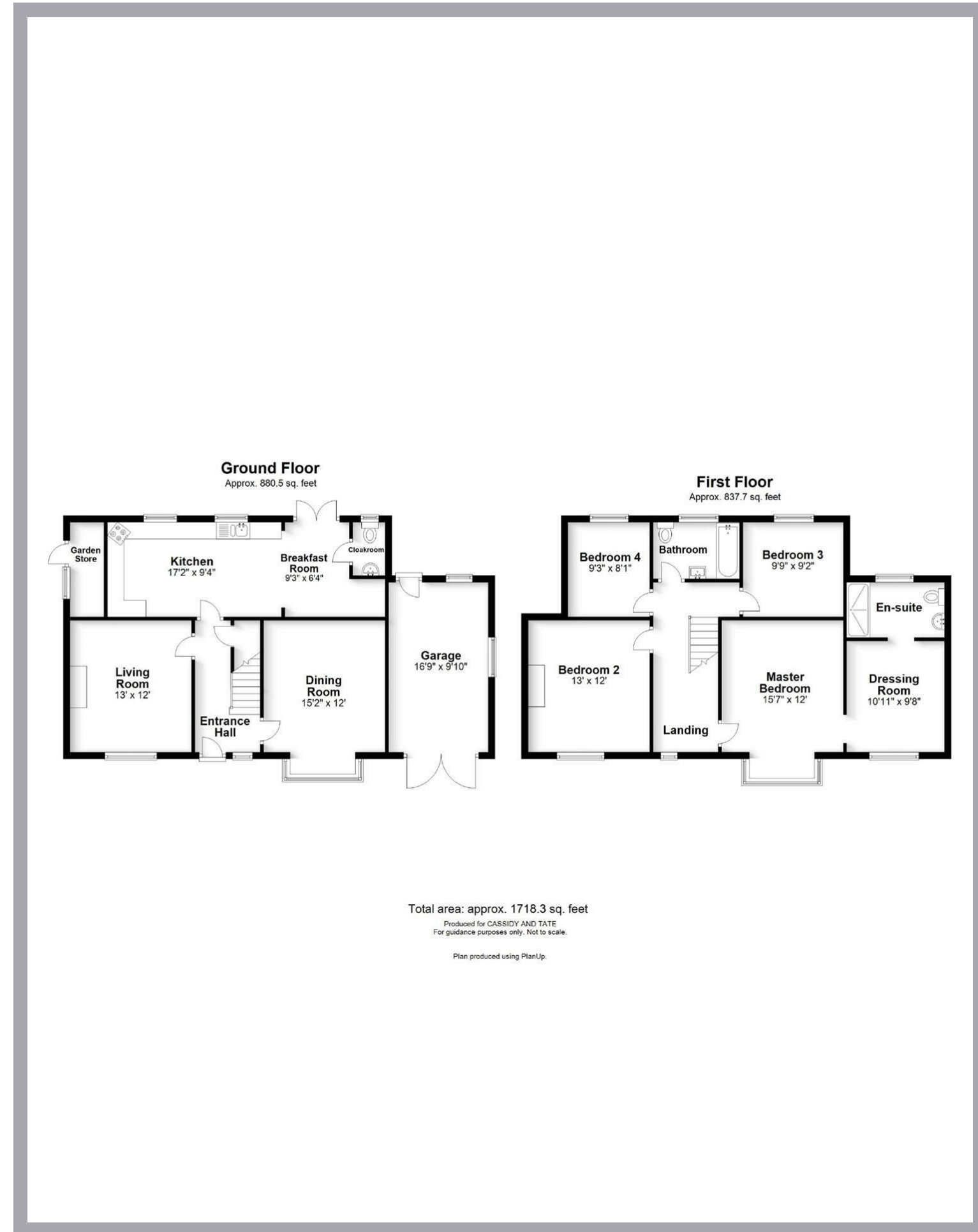
Award Winning Agency

FLORA GROVE  
ST ALBANS  
ALI 5ET



# All The Ingredients Needed For A Fabulous Lifestyle

Cassidy & Tate are delighted to offer to the market this attractive double fronted, four bedroom, detached property of great character approximately 5 minutes walk from the Thameslink railway station. The property has been extended and sympathetically improved over the years to provide substantial accommodation which is conducive to the busy family lifestyles. Well proportioned living spaces comprise of a reception hall, two reception rooms, a kitchen/breakfast room, downstairs cloakroom, master bedroom with dressing room and en-suite, three further bedrooms and a family bathroom. Beautifully presented this family home combines tasteful colour tones with charming features such as original stained glass windows, wood flooring, picture rails and feature fireplace. The kitchen/breakfast room is the ideal hub of the home where the family can catch up after a busy day. The dining room is the perfect entertaining room whilst the separate lounge is a cosy, relaxing room. The property is positioned on a corner plot with a low maintenance rear garden to the rear and a further lawned area to the side. Also to the side of the property is a useful garden store room. To the front of the property is a driveway providing off road parking which in turn leads to the garage. Flora Grove is also very close to St Albans city centre with its extensive shopping and leisure facilities.



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

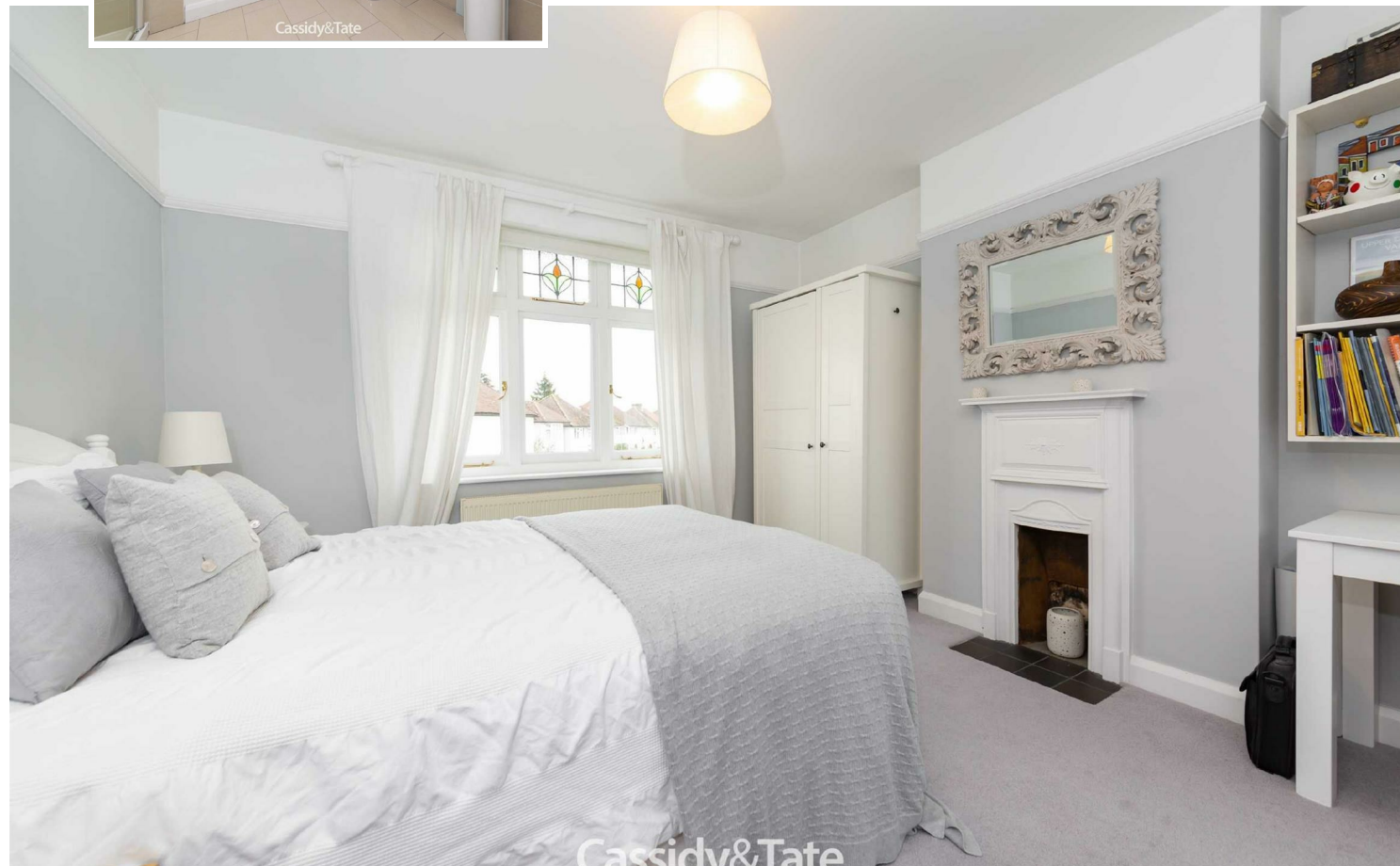
## Why Cassidy & Tate

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



## Specialists in Bespoke Properties

- Extended Detached Property
- Dressing Room & En Suite
- Kitchen Breakfast Room
- Gardens To Side & Rear
- Four Good Size Bedrooms
- Two Reception Rooms
- Garage & Parking
- Minutes Walk Of Station

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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