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Cassidy
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Your Local Experts



Award Winning Agency

www.cassidyandtate.co.uk



PEGASUS PLACE
ST. ALBANS
AL3 5QT

Guide Price £850,000



All The Ingredients Needed For A Fabulous Lifestyle

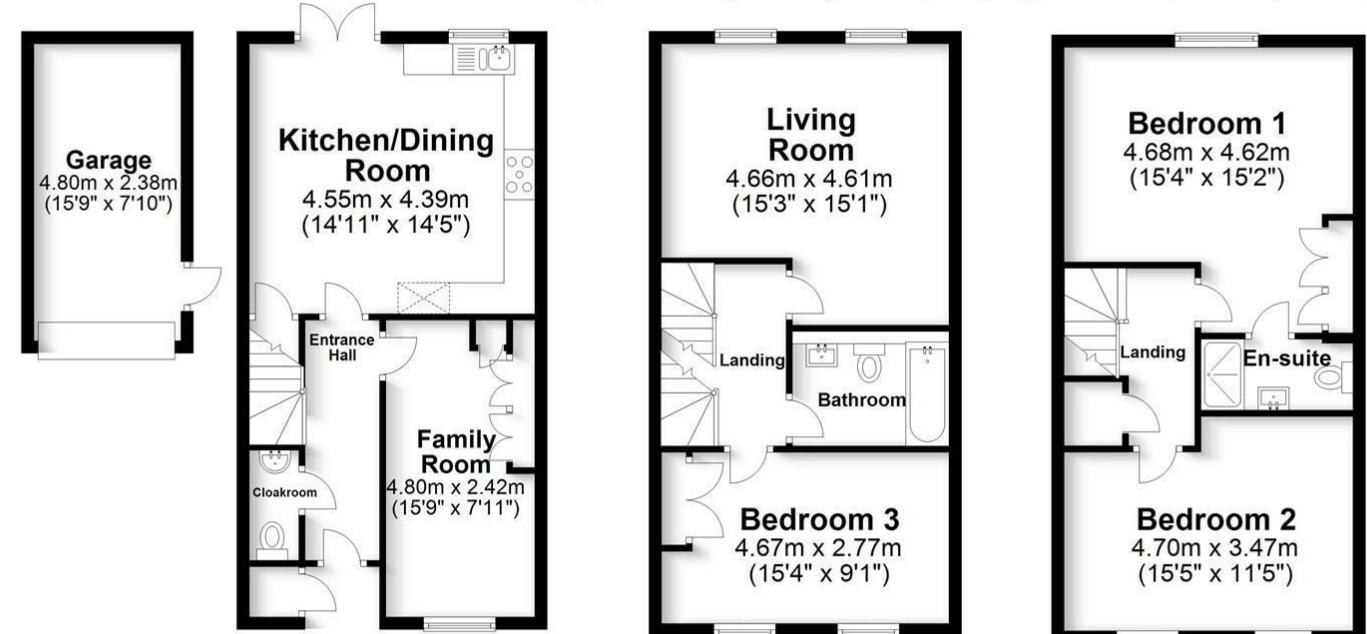
A well-positioned three double bedroom, end of terrace property providing spacious and versatile accommodation arranged over three floors. The property benefits from two driveways, a separate single garage and a favourable southeast facing garden. On the ground floor there is a welcoming entrance hall, a bright and spacious open plan kitchen/diner overlooking the landscaped rear garden with self-irrigation system, a large study and a useful cloakroom. On the first floor you will find a generous living room, double bedroom with solid wood flooring and a luxury family bathroom. The top floor boasts two further double bedrooms, also enhanced by solid wood flooring. The principal bedroom enjoys an en-suite shower room and sizeable fitted wardrobes. Off-Street parking can be found to the front of property with the second driveway positioned to the left hand side of the house. Pegasus Place is a private quiet residential cul-de-sac conveniently located within walking distance of the city centre with an excellent selection of amenities and the mainline railway station with regular trains into central London.



Ground Floor
Main area: approx. 42.9 sq. metres (461.6 sq. feet)
Plus garage, approx. 11.4 sq. metres (123.0 sq. feet)

First Floor
Approx. 44.0 sq. metres (473.7 sq. feet)

Second Floor
Approx. 44.5 sq. metres (479.4 sq. feet)



Main area: Approx. 131.4 sq. metres (1414.6 sq. feet)
Plus garage, approx. 11.4 sq. metres (123.0 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



Specialists in Bespoke Properties

- Chain Free
- Garage
- Large Separate Study
- School Catchment Area
- Three Double Bedrooms
- Private Road
- Off-Street Parking
- Close To City Centre

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		
Not energy efficient - higher running costs		
England & Wales	75	84
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		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	72	73
EU Directive 2002/91/EC		

