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Cassidy
&Tate
Your Local Experts



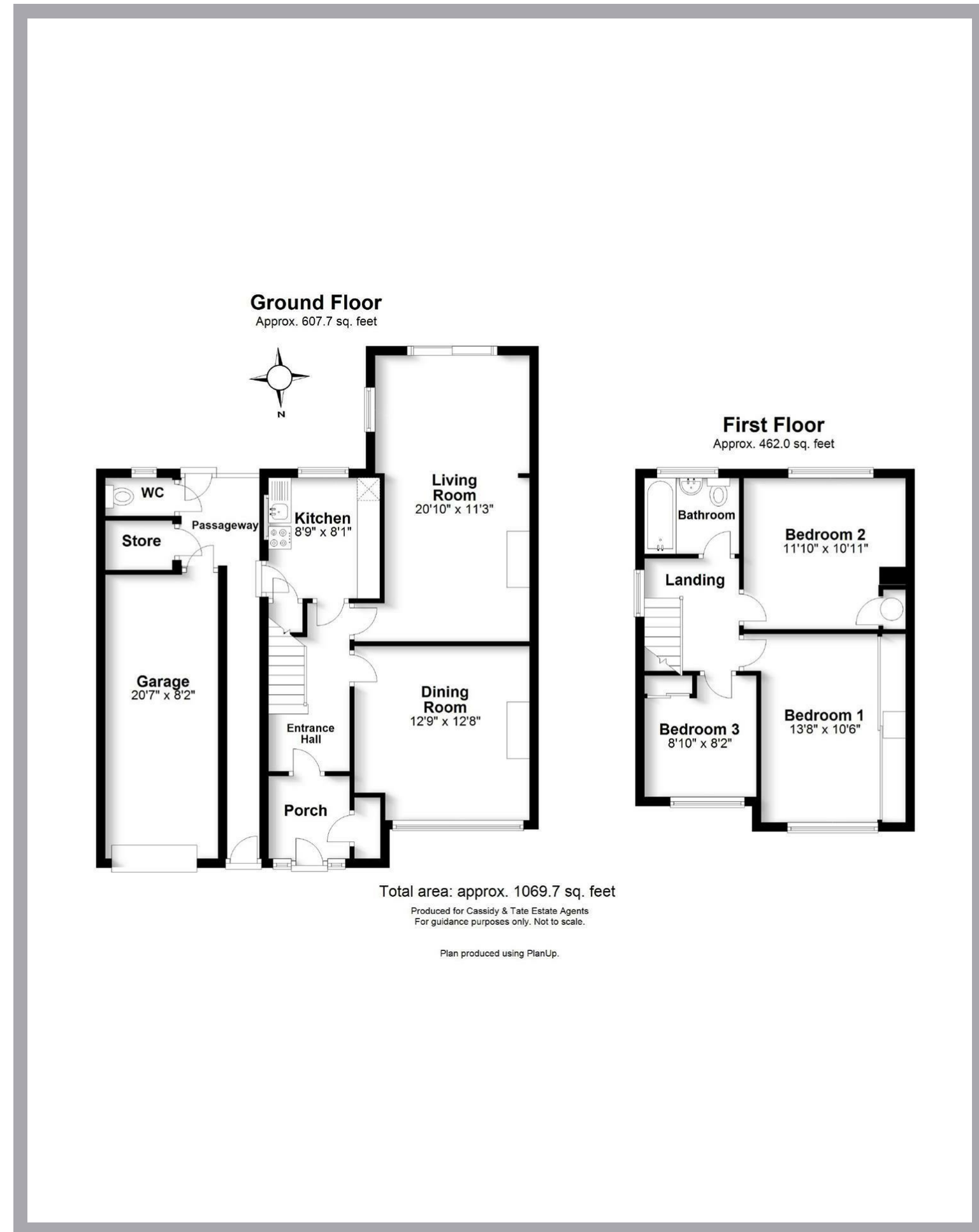
Award Winning Agency

THE CROFT
ST ALBANS
AL2 3AR



All The Ingredients Needed For A Fabulous Lifestyle

Cassidy & Tate are excited to offer to the property market a three bedroom semi-detached house with the huge potential to extend, subject to planning consents, and the opportunity to modernise the property to one's own tastes and requirements. As is, the property features spacious and well proportioned rooms on the ground floor comprising of an entrance porch, entrance hall, dining room, separate 20ft living room, and a fitted kitchen. Also to the ground floor is an inner passageway with front and rear access, and leads to a w.c., storage, plus a courtesy door into the garage. Upstairs are two double bedrooms, a third good sized bedroom and the family bathroom. A particular feature of this property is the beautiful and mature rear garden which measures approximately 100ft in length. The garden is mainly laid to lawn with an extensive patio area and shaped stocked borders. To the front of the property is a lawned area with a bed of shrubs and flowers, and a hardstanding area providing off road parking which in turn leads to the garage. The Croft is situated within a peaceful cul-de-sac location in the popular Chiswell Green area, and is conveniently located to for easy access to the motorway network links M1 & M25, walking distance for the highly regarded Killigrew Primary School. The extensive shopping and leisure facilities of St.Albans city centre remain a short distance away.



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

- Extended Semi Detached
- Two Large Reception Rooms
- Family Bathroom
- Large Mature Gardens
- Three Bedrooms
- Extension Potential STPP
- Garage & Parking
- Quiet Village Location

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	

