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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



[www.cassidyandtate.co.uk](http://www.cassidyandtate.co.uk)

TENNYSON ROAD  
ST. ALBANS  
AL2 3HY

Price Guide £750,000

EPC Rating: C Council Tax Band: F





# All The Ingredients Needed For A Fabulous Lifestyle

Situated close to excellent schooling plus easy access to the M1 & M25 motorway networks, is this deceptively spacious three bedroom property. The property is presented in good decorative order with living spaces that connect well and have a contemporary feel throughout. Flexible and versatile living accommodation include a kitchen with separate utility room 23ft lounge/dining room, strudy/office a downstairs cloakroom. On the first floor are three good sized bedrooms and a stylish family bathroom. Outside the property enjoys a fully landscaped south facing rear garden and to the front of the property, a driveway providing off road parking. Tennyson Road is located within a pleasant cul de sac location in the popular Chiswell Green area of St. Albans. St. Albans city centre with its extensive shopping and leisure facilities remain only a short distance away.





# 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

- Detached Family Home
- Two Large Receptions
- Family Bathroom
- Off Street Parking
- Kitchen & Utility Room
- Three Generous Bedrooms
- Village Location
- South Facing Garden

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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	69	81
EU Directive 2002/91/EC		





