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Cassidy
&Tate
Your Local Experts



Award Winning Agency

THIRLMERE DRIVE

ST ALBANS

AL1 5QS



Cassidy&Tate

All The Ingredients Needed For A Fabulous Lifestyle

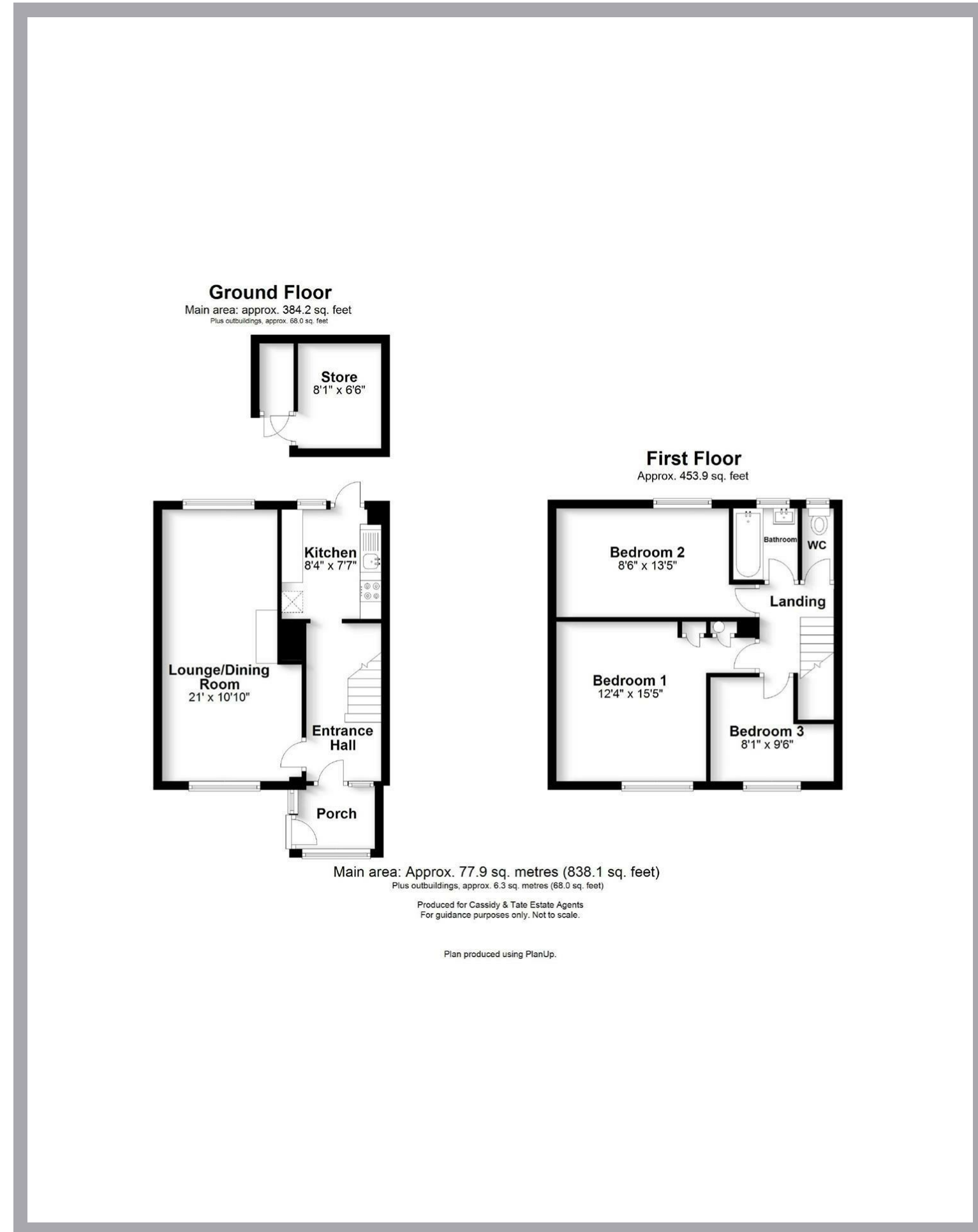
Built in the 1950's this three bedroom, this mid-terraced property is positioned in a sought after area for families within the catchment of good local schools to include Samuel Ryder plus popular local amenities. Spacious living accommodation is combined with a bright atmosphere creating a comfortable and welcoming family home for those who are looking to put their own stamp on a property. To the ground floor is a well proportioned and bright living/dining room and a fitted kitchen. On the first floor are two double bedrooms plus a third bedroom and a family bathroom. A large and enclosed garden is to the rear. Thirlmere Drive is situated to the East of St Albans City centre, close to open parkland as well as the extensive shopping and leisure facilities of the city centre. The mainline railway station linking St. Albans to London, St. Pancras remains only a short distance away. This property also has the added bonus of being chain free.



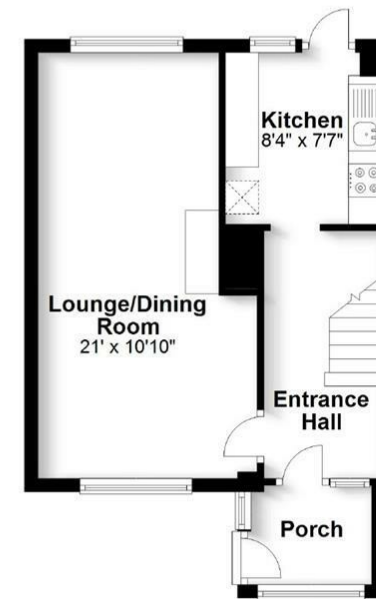
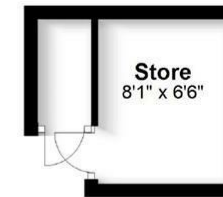
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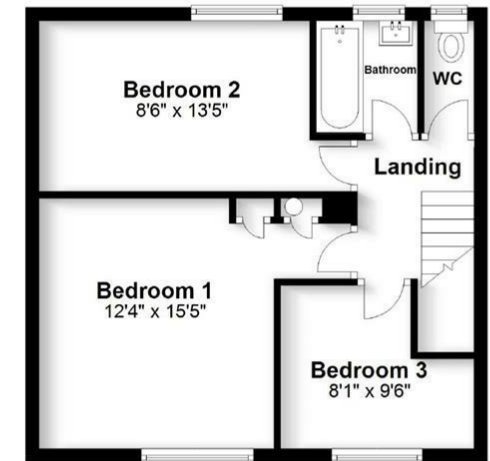
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Ground Floor
Main area: approx. 384.2 sq. feet
Plus outbuildings, approx. 68.0 sq. feet



First Floor
Approx. 453.9 sq. feet



Main area: Approx. 77.9 sq. metres (838.1 sq. feet)
Plus outbuildings, approx. 6.3 sq. metres (68.0 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



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Specialists in Bespoke Properties

- Mid Terraced Property
- Lounge/Diner
- Ideal Refurbishment Project
- Potential To Extend (stp)
- Three Bedrooms
- Upstairs Bathroom & Cloakroom
- Rear Family Garden
- Chain Free

| 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 | |



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