

St Albans Office
10 High Street, St Albans
Herts AL3 4EL
01727 228428
stalbans@cassidyandtate.co.uk

Marshalswick Office
59 The Quadrant, St Albans,
Herts AL4 9RD
01727 832383
marshalswick@cassidyandtate.co.uk

Wheathampstead Office
39 High Street, Wheathampstead,
Herts AL4 8BB
01582 831200
wheathampstead@cassidyandtate.co.uk

Knightsbridge Office
45 Pont Street, Knightsbridge
London SW1X 0BD
020 7629 9966
26@theknightsbridgeoffice.co.uk

Cassidy
&Tate
Your Local Experts



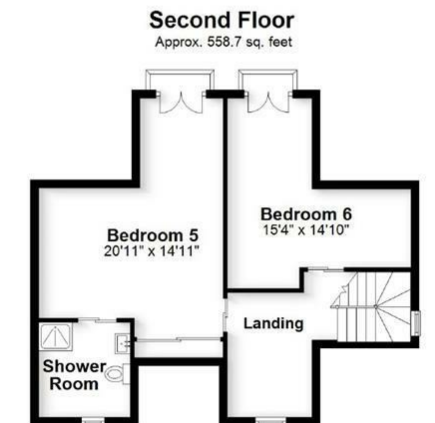
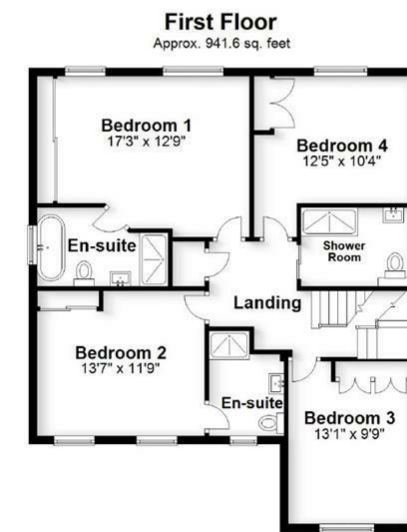
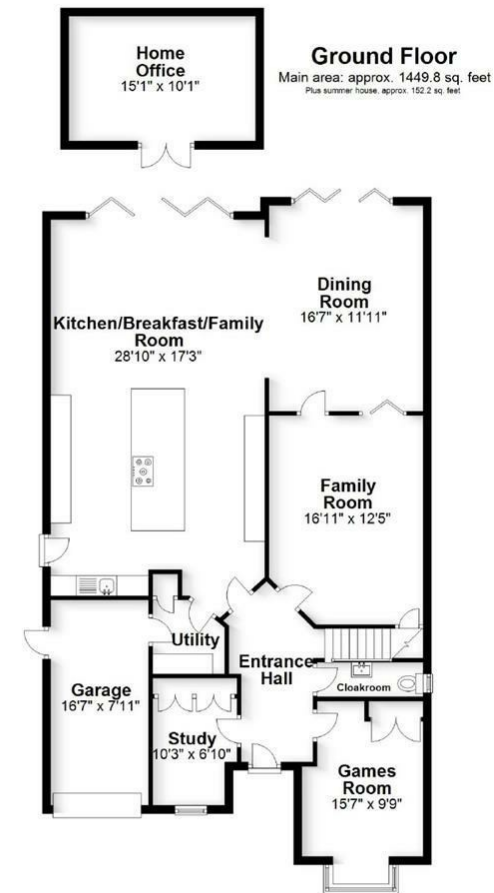
Award Winning Agency

WATLING STREET
ST. ALBANS
AL1 2QG



All The Ingredients Needed For A Fabulous Lifestyle

Cassidy & Tate are delighted to offer to the market a spacious and unique six bedroom detached dwelling with approx 3,000 sq feet of accommodation arranged over three floors. This family home has been intuitively crafted to create a modern family residence, offering flexible living accommodation for busy family lifestyles whilst also providing ample entertaining space. Upon entering you are welcomed by the elegant reception area where a fabulous open plan kitchen/living/dining room takes the centre stage with wonderful vaulted ceilings and bi-folding doors to allow inside out. Also on the ground floor is a separate dining room, a perfect setting to unwind, a study, games room, family room, cloakroom and a useful utility room. On the first floor are four double bedrooms, two of which has its own en-suites and the stylish family bathroom. Two further bedrooms and en-suite can be found on the second floor. Externally is a low maintenance rear garden with a well equipped home garden office with air conditioning. To the front is a driveway providing off road parking for several cars plus the added garage. Watling Street is a favoured address as it is within the catchment of excellent schools, close to good local amenities and near to the mainline railway station and the city centre.



Main area: Approx. 274.1 sq. metres (2950.1 sq. feet)
Plus summer house: approx. 14.1 sq. metres (152.2 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

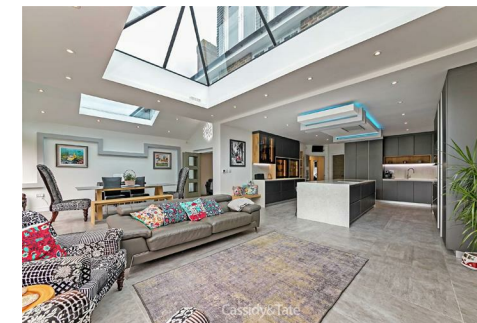
Why Cassidy & Tate

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.

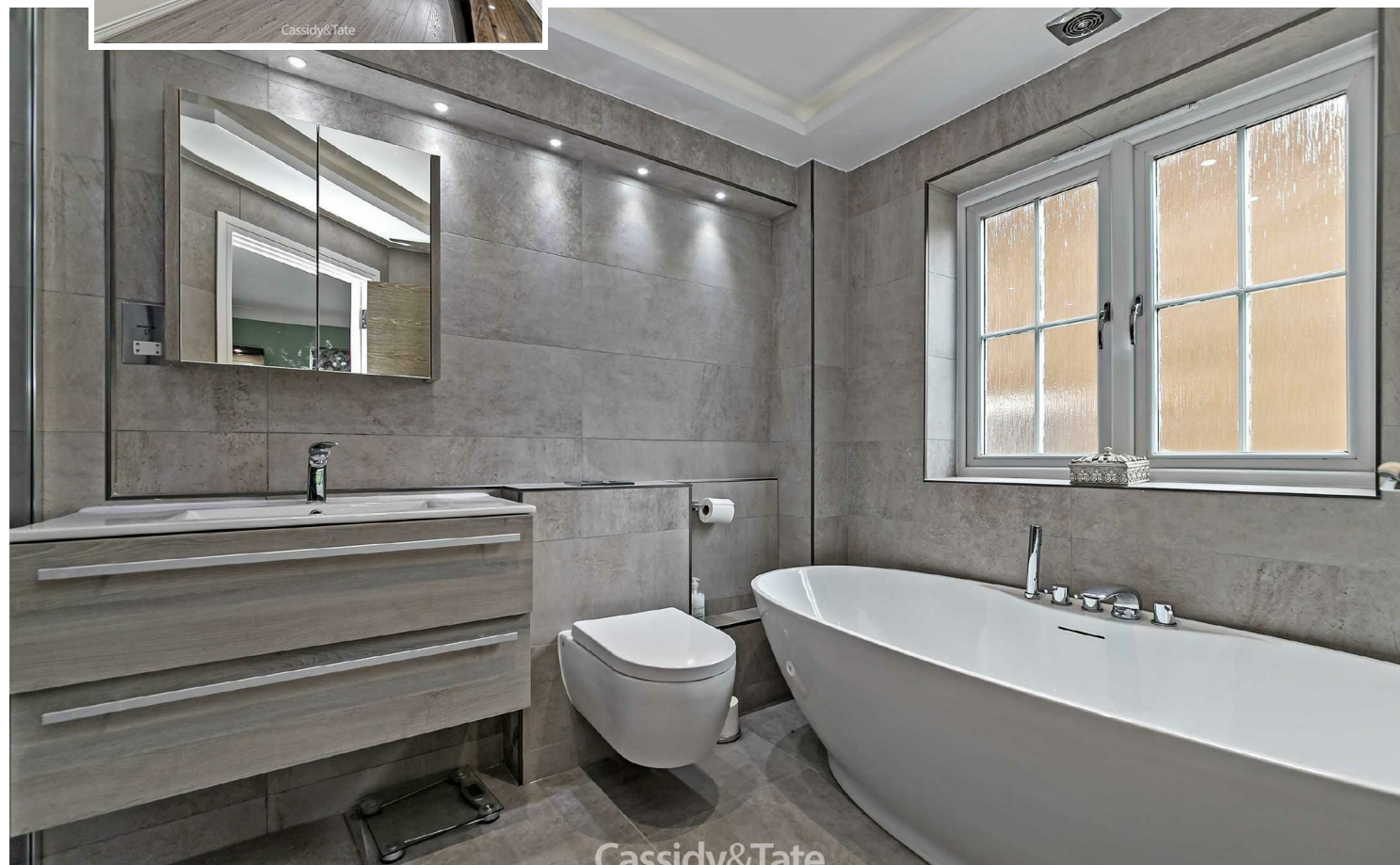
Your Local Property Experts

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

- Private & Gated Development
- Four Bathrooms
- Arranged Over Three Floors
- Fully Refurbished Throughout
- Six Bedroom Detached Dwelling
- Five Reception Rooms
- Garage & Parking
- Extended Ground & Top Floor



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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