



Cassidy&Tate



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All The Ingredients Needed For A Fabulous Lifestyle

A delightful and spaciouly designed four bedroom semi detached home positioned in a pleasant cul de sac location in Chiswell Green with views to the rear overlooking countryside. An extension and significant improvements have been made to the property which now offers a light filled home with excellent living spaces and versatile accommodation. The heart and hub of the home is the fabulous open plan kitchen/dining/family room which is the perfect setting to catch up after a busy day with the family or the ideal space to entertain. The kitchen area is fitted with modern wall and base units complimented beautifully by composite work tops and incorporates a breakfast island. Kardean flooring from the kitchen area flows into the dining area where bi-folding doors allows for views out on to the garden whilst dining. Kardean flooring continues into the family area where a feature wood burner creates a cosy and comfortable ambience. A well proportioned lounge allows for separate living. Also to the ground floor is a utility room and a cloakroom. Upstairs are four double bedrooms. The master bedroom enjoys a Juliette style balcony overlooking the rear garden and the facilities of an en-suite shower room. A good sized family bathroom serves the remaining bedrooms. Complementing the property further is the beautiful and large mature rear garden which is stocked with a variety of shrubs, plants and trees, and a large patio area for dining al fresco in the warmer months. A driveway to the front of the property provides off road parking which in turn leads to the garage. Chiswell Green proves to be a popular area as it provides excellent access to the motorway links as well as good local schools. St. Albans city centre with its extensive shopping and leisure facilities remains a short distance away.

THE CROFT

ST ALBANS
AL2 3AR

Guide Price £850,000



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Specialists in Bespoke Properties

- Located In Chiswell Green
- En-Suite & Bathroom
- Kitchen/Living/Dining
- Garage & Parking
- Four Bedroom Extended
- Loft Room With Views
- Cloak & Utility Room
- Large Family Garden

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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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

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



Total area: approx. 1969.2 sq. feet

Produced for CASSIDY AND TATE
For guidance purposes only. Not to scale.

Plan produced using PlanUp.



Award Winning Agency