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Cassidy
&Tate
Your Local Experts



Award Winning Agency

FORGE END
ST. ALBANS
AL2 3EQ



Cassidy&Tate

All The Ingredients Needed For A Fabulous Lifestyle

A bright and spacious four bedroom, detached family home situated in a lovely cul-de-sac location within the popular area of Chiswell Green. The property enjoys flexible and versatile living accommodation and has the potential to make larger, subject to obtaining the relevant planning consents. Presented in a lovely decorative order throughout the ground floor comprises of an entrance hall, cloakroom, dining room with double doors into the living room, fitted kitchen, utility room with courtesy door into the garage which in turn leads to a useful home office. On the first floor is the principal bedroom with en-suite, three further bedrooms and a family bathroom. Outside a lovely, low maintenance rear garden with patio area complements the property further. Forge End is located within walking distance of Killigrew School and Greenwood Park, together with easy access to the M11 and M25 motorway network. St. Albans city centre with its extensive shopping and leisure facilities remains a short distance away.



Total area: approx. 1788.8 sq. feet

Produced for Cassidy & Tate Estate Agents
For guidance purposes only. Not to scale.

Plan produced using PlanUp.



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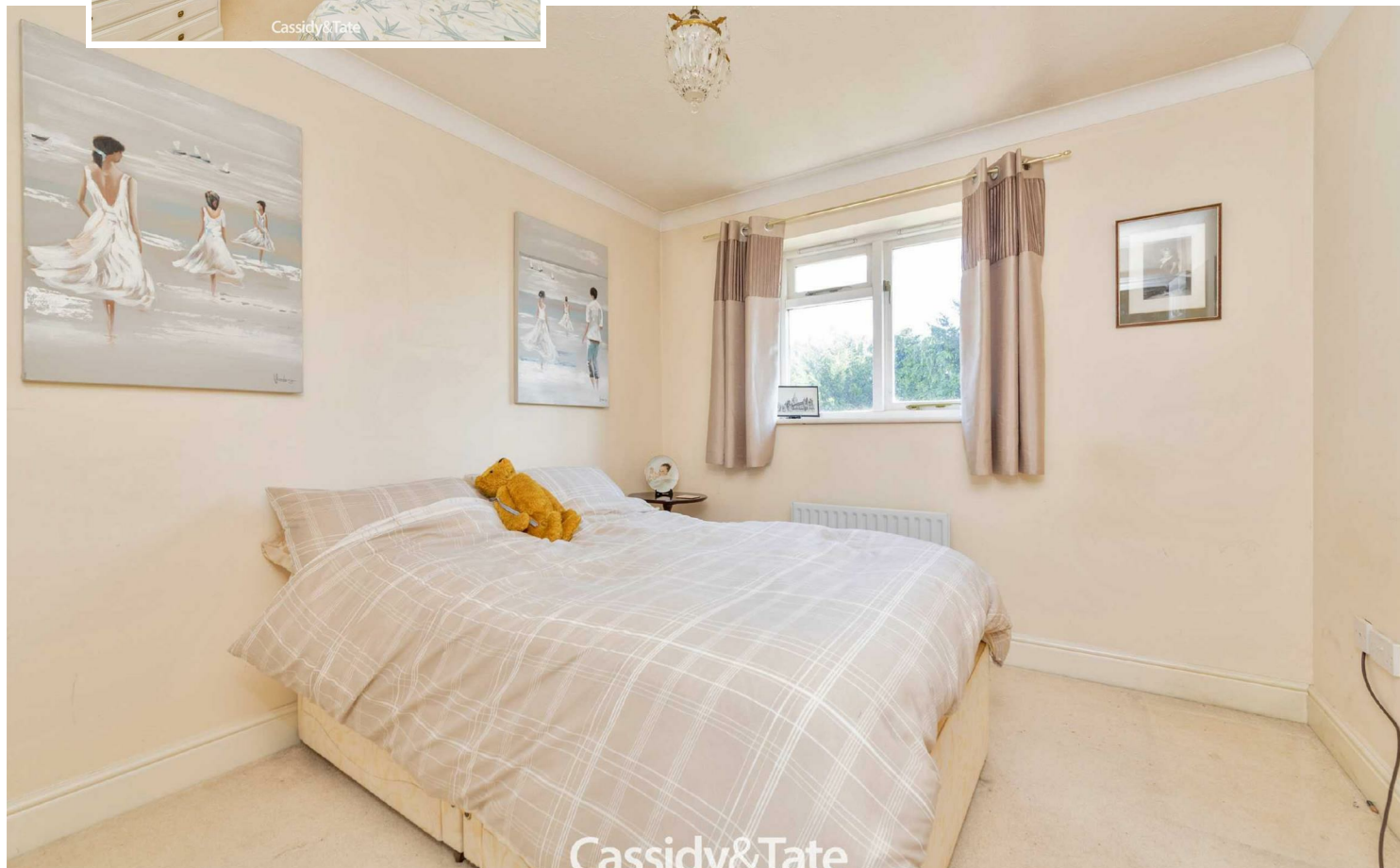
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Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. 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

- Located In Chiswell Green
- Four Bedrooms
- En-Suite & Bathroom
- Garage & Parking
- Detached Dwelling
- Three Reception Rooms
- Downstairs Cloakroom
- 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	

