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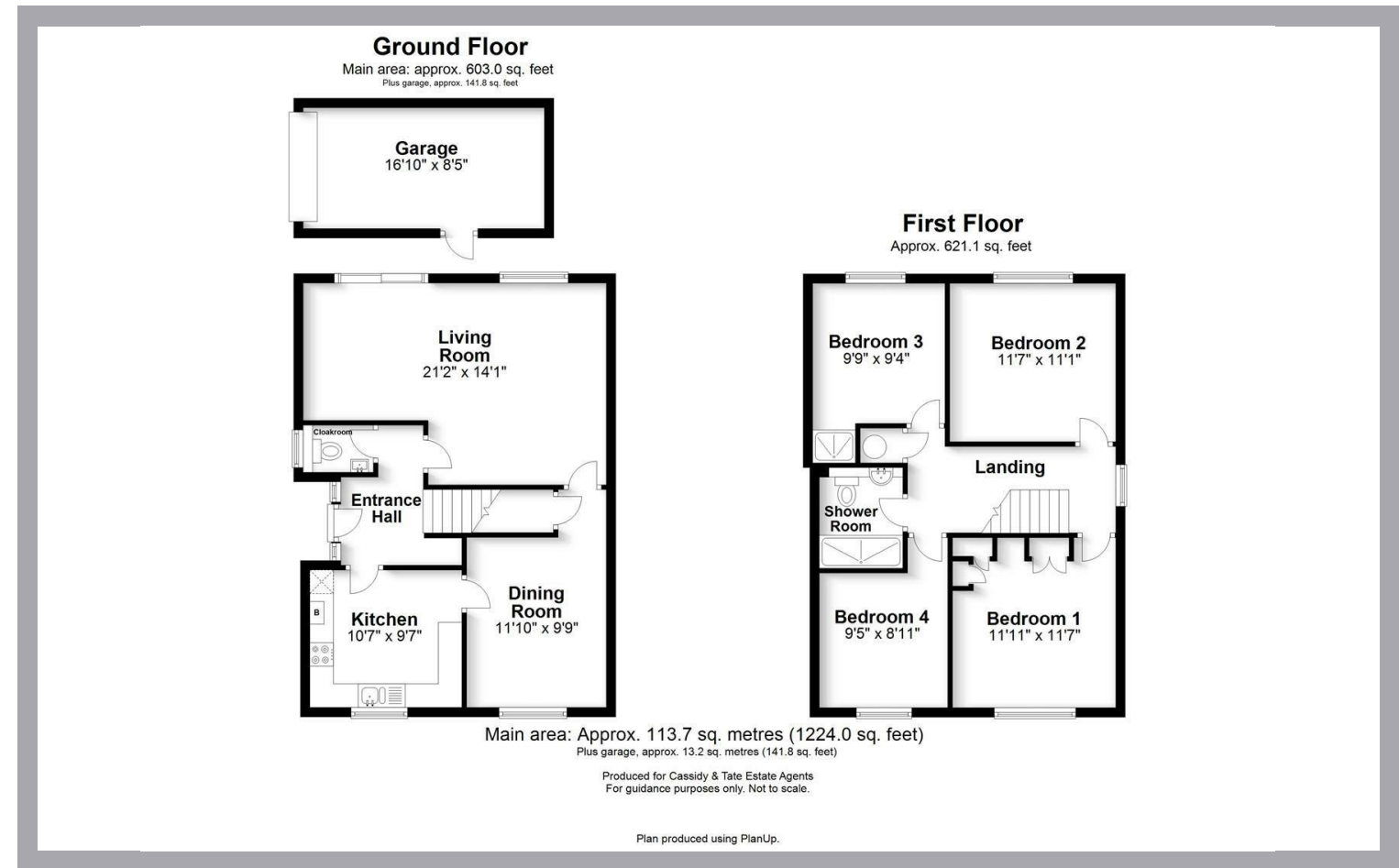
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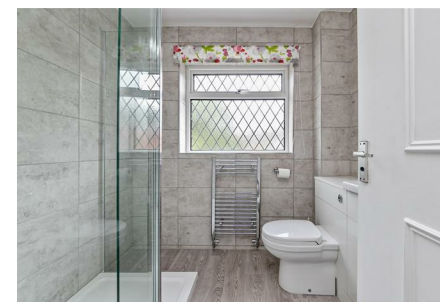
ALLANDALE  
ST. ALBANS  
AL3 4NG



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.

# All The Ingredients Needed For A Fabulous Lifestyle

A fine four bedroom detached family home located in the ever popular 'St Stephens' location to the south of the City centre. The property offers scope to extend to the side and rear S.T.P. and the current ground floor accommodation consists of two reception rooms, cloakroom and a modern kitchen. On the first floor, there are four bedrooms and recently refitted shower room. Externally, there is a well tended rear garden with access to a single garage and off road parking. Allandale is a quiet cul de sac close to the beautiful open spaces of Verulamium park and lakes and within the catchment of highly regarded private and state schools and close to the popular Waitrose' supermarket.



## Specialists in Bespoke Properties

- Four Bedroom Family Home
- Quiet Cul De Sac
- Two Reception Rooms
- Close To Popular Schools
- Popular St Stephens' Location
- Scope To Extend S.T.P.
- Near Waitrose
- No Upper Chain

### 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		
Not energy efficient - higher running costs		
	55	82
England & Wales	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

