



Cassidy&Tate

THE CRESCENT

ST. ALBANS

AL2 3NF

Guide Price £700,000



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All The Ingredients Needed For A Fabulous Lifestyle

Cassidy & Tate are delighted to offer for sale this four bedroom, detached chalet style bungalow, a property that combines open plan living with practical separation of bedrooms as well as consideration to quality finishes that make this home a real standout. This superb family home features spacious accommodation including four double bedrooms with two enjoying en-suite facilities, plus a family bathroom. Entertaining is made easy with a fabulous open plan living space that includes a luxurious fitted kitchen, and a generous living/dining area. This beautiful home is bright and airy, boasting a vaulted ceiling in the entrance hall, and a large skylight window and bi-folding doors in the kitchen/living/dining room. Externally is an attractive landscaped garden with decked patio area and is privately enclosed by timber boundary fencing. A large part paved, part shingled driveway to the front of the property allows for off road parking for several cars. The Crescent is situated in a lovely cul -de-sac location in the popular village of Bricket Wood, which is surrounded by countryside views as well as transport links into London, plus the catchment of good local schools including Parmiters.



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Specialists in Bespoke Properties

- Prime Location In Bricket Wood
- Fully Refurbished Throughout
- Four Double Bedrooms
- Open Plan Accommodation
- Detached Chalet Bungalow
- Extended To Side, Rear & Roof
- Three Bathrooms
- Parking For Several Cars

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

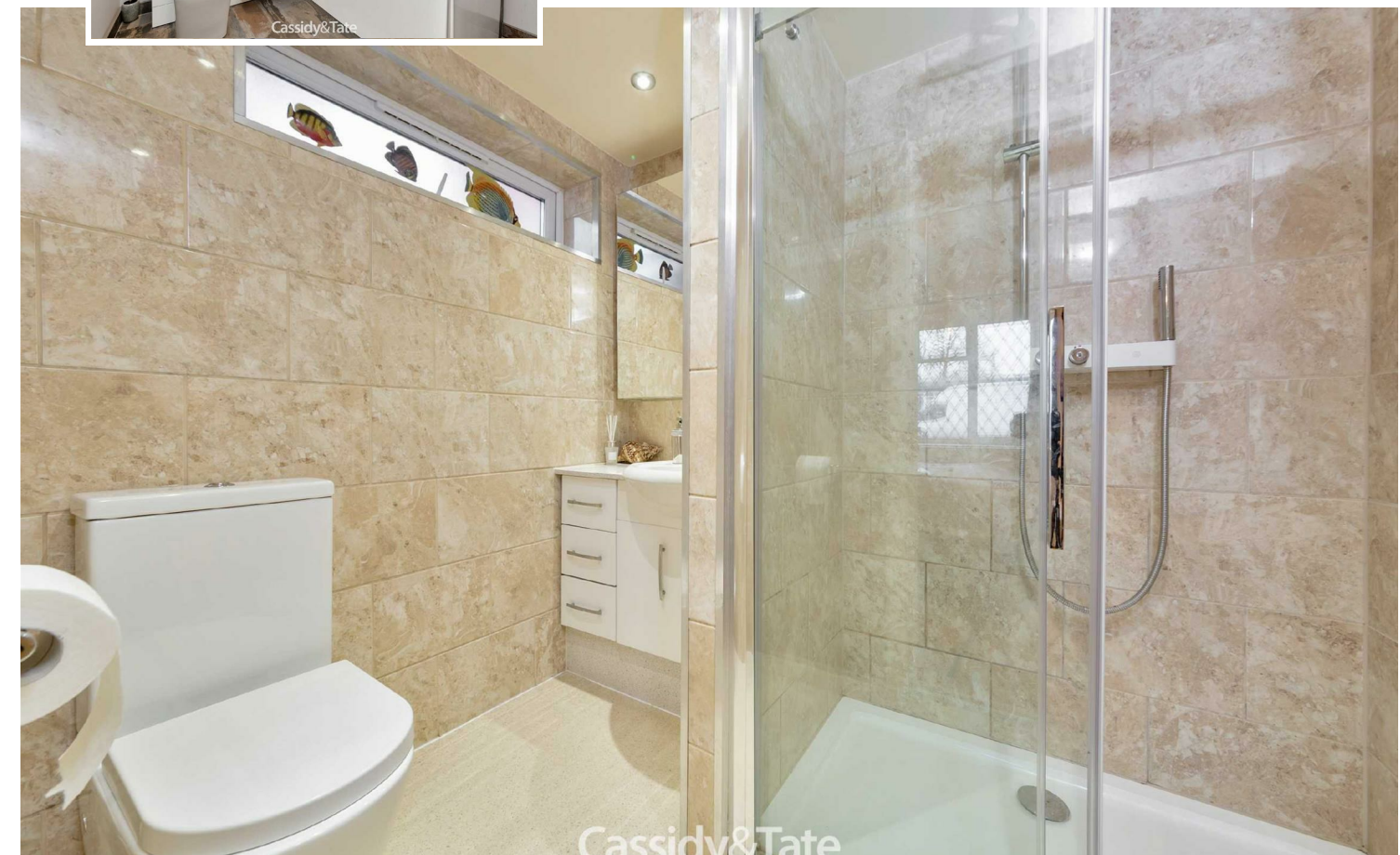
Why Cassidy & Tate

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

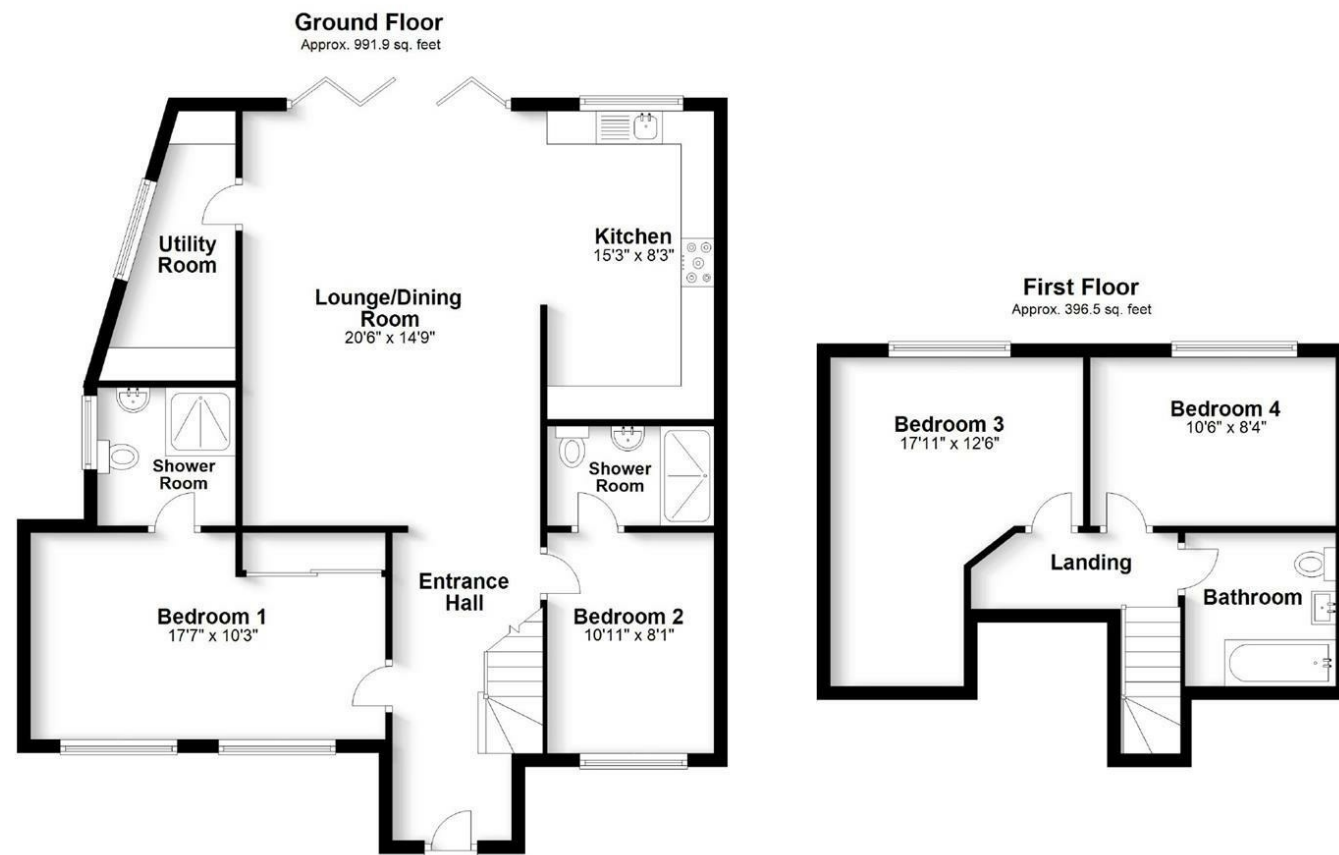


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Total area: approx. 1388.3 sq. feet

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

Plan produced using PlanUp.



Award Winning Agency