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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

WATFORD ROAD  
ST. ALBANS  
AL2 3HG

Price Guide £800,000

EPC Rating: Council Tax Band:

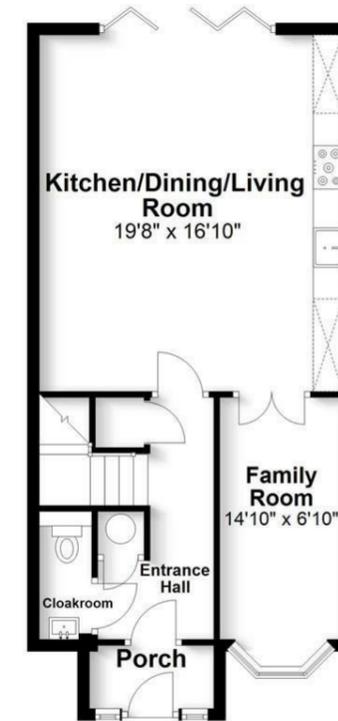


## All The Ingredients Needed For A Fabulous Lifestyle

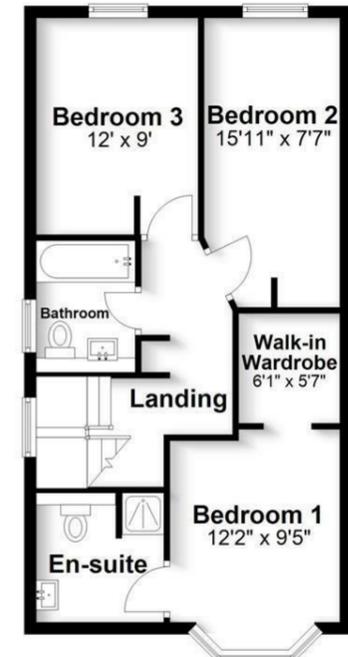
Cassidy & Tate New Homes department are delighted to show this brand new three double bedroom detached house for sale this Autumn. The property boasts three double bedrooms, en-suite and dressing room to bedroom one, two further bedrooms plus a family bathroom. Downstairs offers a large open plan kitchen/living/dining room with fitted appliances and features bi-folding doors leading out to the rear garden. There is also another separate front room ideal for a play room or home office/study and a cloakroom. Outside the property offers off street parking for two cars. The property also comes with a 10 year new homes warranty. Watford Road is positioned in the sought after Chiswell Green area of St. Albans which offers ease of access to the M1 / M25 motorway networks, the vibrant and extensive shopping and leisure facilities of the city centre, good local amenities and excellent schools.



**Ground Floor**  
Approx. 589.5 sq. feet



**First Floor**  
Approx. 564.3 sq. feet



Total area: approx. 1153.8 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

- Brand New Build
- Three Bedrooms
- Open Plan Living
- Off Street Parking
- Detached
- Two Bathrooms
- Chain Free
- 10 Year Warranty

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



