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Cassidy
& Tate
Your Local Experts



Award Winning Agency

COTTONMILL CRESCENT

ST. ALBANS

ALI IHW



Cassidy&Tate

All The Ingredients Needed For A Fabulous Lifestyle

CHAIN FREE - Cassidy & Tate are pleased to present this three double bedroom detached property, perfectly positioned for the conveniences of St Albans city centre and within walking distance of the mainline station. This newly built property offers bright and airy accommodation with bi-folding doors opening out to a west-facing garden. To the ground floor you'll find a large kitchen/dining room, living area, cloakroom and utility room. The first floor houses three double bedrooms with en-suite to the master bedroom. The remaining two bedrooms are serviced via a stylish three piece bathroom suite. The garden is mostly laid to lawn with patio area and side access. A home office with light and power can be found at the bottom of the garden. Cottonmill Crescent is positioned near the historic Roman City of St Albans including the Sopwell Nunnery Ruins and the River Ver, providing you with the splendour of the past as you enjoy the best of modern living. Sopwell House Hotel & Spa with its beautiful grounds and well known golf course.



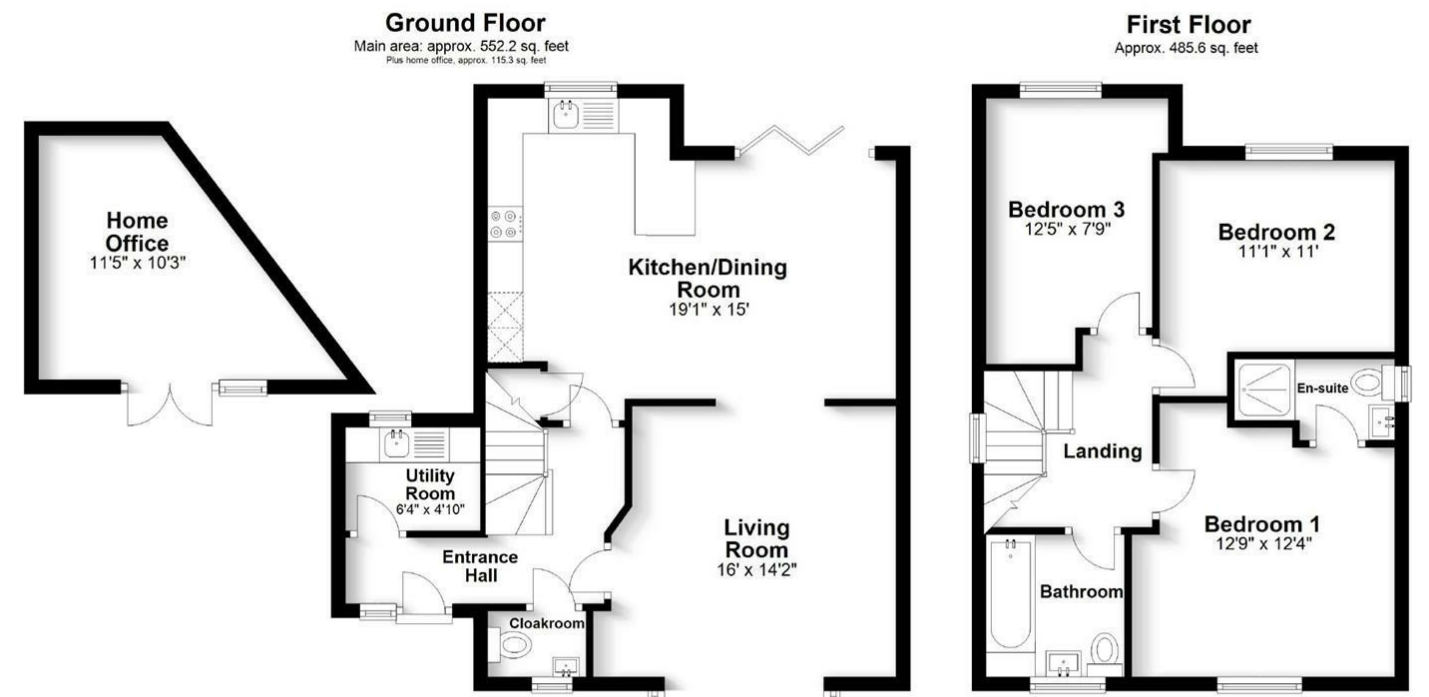
Cassidy&Tate



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Ground Floor
Main area: approx. 552.2 sq. feet
Plus home office, approx. 115.3 sq. feet

First Floor
Approx. 485.6 sq. feet

Main area: Approx. 96.4 sq. metres (1037.7 sq. feet)
Plus home office, approx. 10.7 sq. metres (115.3 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



Cassidy&Tate

Specialists in Bespoke Properties

- CHAIN FREE
- Three Double Bedrooms
- Under Floor Heating
- Close To City Station
- New Build
- En-Suite To Master
- Off-Street Parking
- School Catchment Area

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	

