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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

CHALKDELL FIELDS

ST. ALBANS

AL4 9NA

£2,500 Per Month

EPC Rating: C Council Tax Band: D



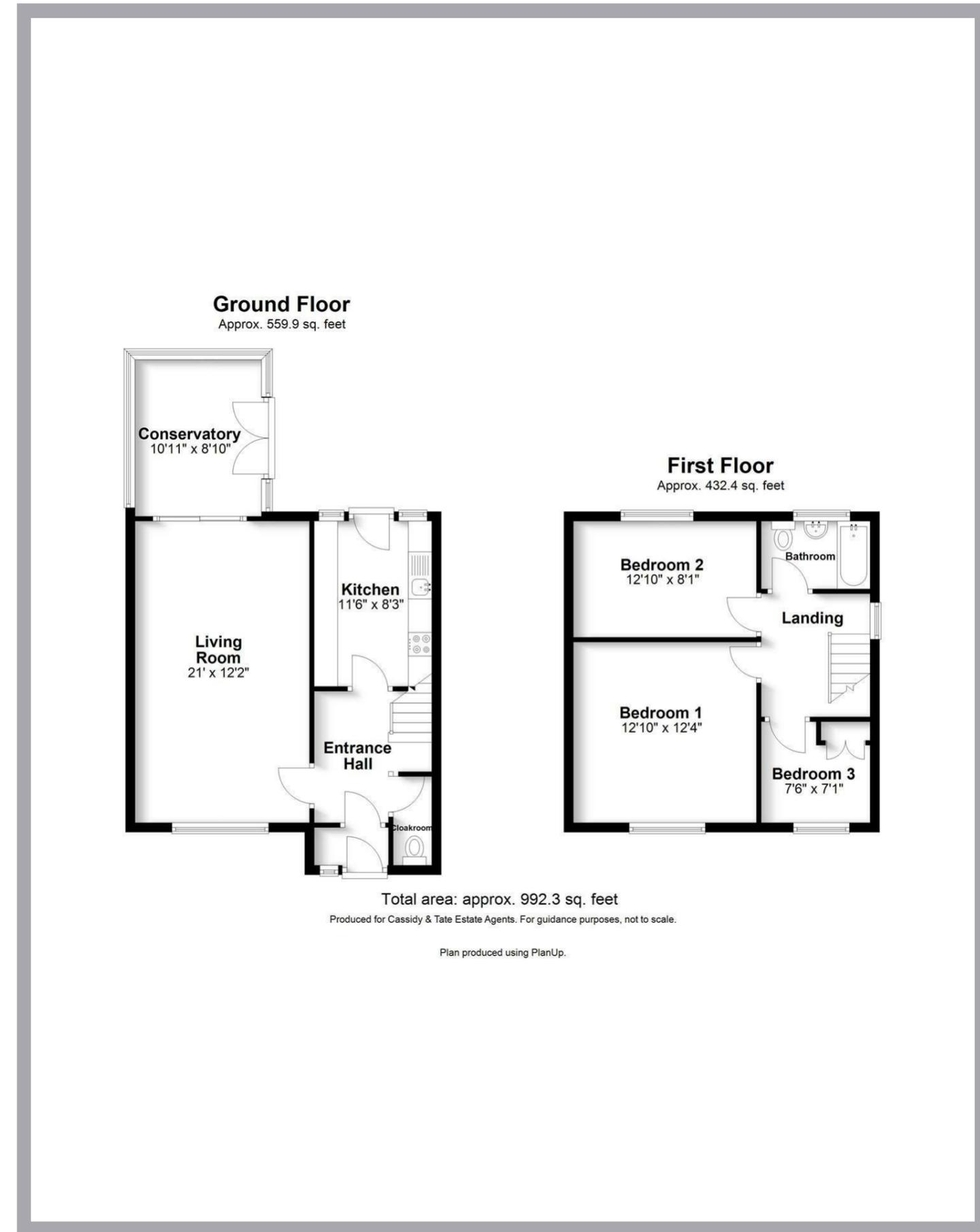
## All The Ingredients Needed For A Fabulous Lifestyle

Located in the popular Marshalswick area of St Albans, this three-bedroom house offers well-proportioned accommodation extending to approximately 992 sq ft. The property includes a reception space suitable for both everyday living and entertaining.

The ground floor comprises a good-sized living/dining room, a fully fitted kitchen, a cloakroom, and a conservatory providing access to the rear garden. Upstairs, there are three well-sized bedrooms and a white three-piece bathroom suite, making the property well suited to families or those requiring additional space for home working or guests.

The location is a particular benefit, with the property positioned within easy reach of well-regarded local schools, including Sandringham Secondary School (approximately 673 metres) and Wheatfields Primary School's (approximately 474 metres).

Further benefits include a driveway to the front providing off-street parking, along with a rear garden featuring an additional storage shed. Situated within Chalkdell Fields, the property is conveniently located for local amenities and set within an established residential area.



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

- Family Home
- Three Piece White Bathroom Suite
- Conservatory
- Downstairs WC
- One weeks holding fee based on the asking price £576.92
- Three Good Sized Bedrooms
- Open Plan Lounge/Dining Room
- Fully Fitted Kitchen
- Close To Excellent Schools
- Five weeks deposit based on the asking price £2884.61

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



