



**Cassidy
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*Butt Field View, St Albans, Hertfordshire, AL1 2QL
POA*

A sought after and convenient location within easy reach of local amenities and public transport links, and being sold with no onward chain, makes this three bedroom detached chalet bungalow an appealing family home. A lovely property which has been improved over the years resulting in a spacious home, tasteful decor and a contemporary ambience throughout. The ground floor affords a particular well thought out layout to include an open through lounge/ dining room, a 12ft fitted kitchen incorporating a breakfast bar and complimented beautifully by marble work tops, a study area, two double bedrooms and a family bathroom. On the first floor is the master bedroom and an additional bathroom. To the rear of the garage is a utility room and a further utility area. The attractive and mature rear garden makes for a pretty backdrop whilst relaxing in the lounge or via a stable style door in the kitchen. To the front of the property is a small lawned area enclosed via a dwarf brick wall and a block paved driveway providing off road parking which in turn leads to the garage. Butt Field View is situated to the South side of St. Albans and in close proximity of the city centre with its extensive shopping and leisure facilities.



Introduction

Accommodation comprises of Entrance Hall, Lounge, Dining Room, Kitchen, Study Three Double Bedrooms, Family Bathroom, En-Suite Bathroom, Front and Rear Garden, Garage & Parking.





Ground Floor Accommodation

Entrance Hall

Door to front aspect. Radiator. Carpet. Storage cupboards.

Lounge

Double glazed window to rear aspect. Gas fire place. Radiator. Carpet.

Dining Room

Double glazed window to front aspect. Radiator. Carpet.

Kitchen

Fully fitted kitchen with range of wall and base units and breakfast bar with marble work surfaces over. One bowl stainless steel sink with drainer. Integrated oven with gas hob and cooker hood above. Integrated dishwasher, washing machine and fridge freezer. Radiator. Tiled flooring. Double glazed window and stable door to rear aspect.

Study

Double glazed window to front aspect. Radiator. Carpet.

Bedroom Two

Double glazed window to rear aspect. Fitted wardrobes. Radiator. Carpet.

Bedroom Three

Double glazed window to front aspect. Radiator. Carpet.

Family Bathroom

Suite comprises of low level WC. Wash hand basin in vanity unit. Bath with mixer taps and overhead shower. Chrome heated towel rail. Extractor fan. Tiled flooring. Under floor heating. Double glazed window to side aspect.







First Floor Accommodation

Landing

Stairs from study. Double glazed Velux windows to side and rear aspect. Radiator. Carpet. Eaves storage.

Master Bedroom

Double glazed Velux windows to rear aspect. Radiator. Carpet. Eaves storage.

En- Suite Bathroom

Suite comprises of low level WC. Wash hand basin in vanity unit. Bath with mixer taps and shower attachment. Chrome heated towel rail. Extractor fan. Tiled flooring. Double glazed Velux window to rear aspect.



Exterior

Front Garden

Brick paved driveway. Brick wall as border. Side access. Outside lighting and water tap..

Rear Garden

Decking area. Fully enclosed. Water supply. Power. Laid to lawn. Garden shed. Side access.

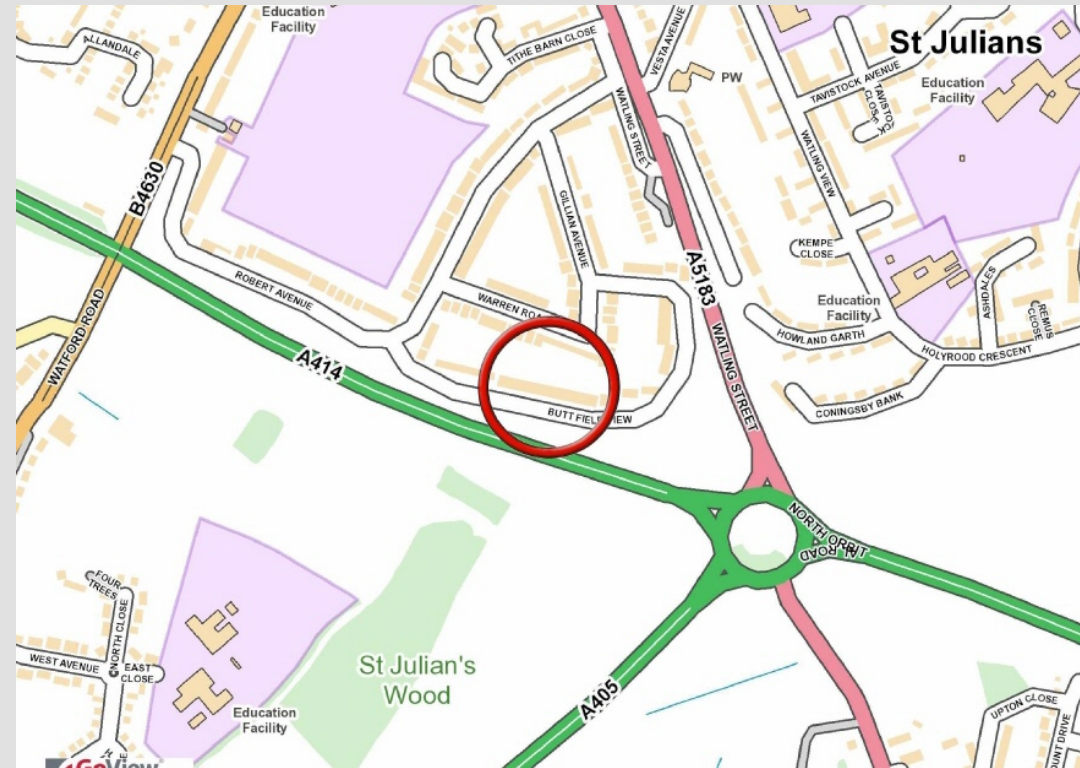
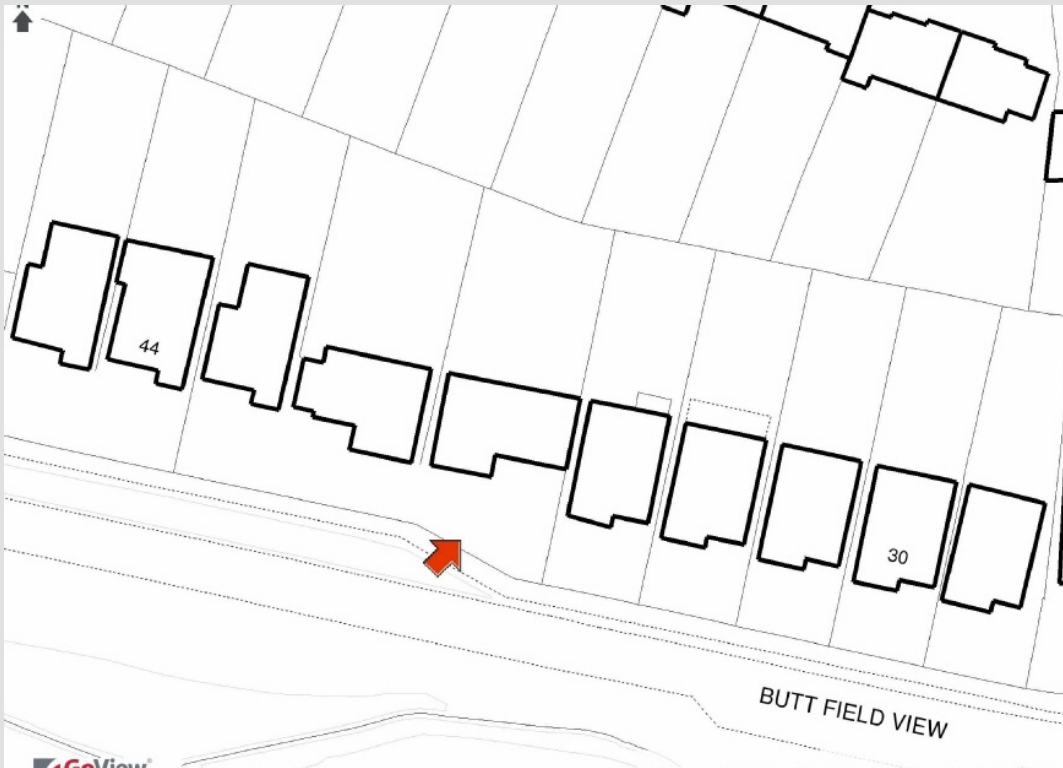
Garage

Up and over electric doors. Light and power. Water supply and plumbing. Rear access to garden.

Utility Room

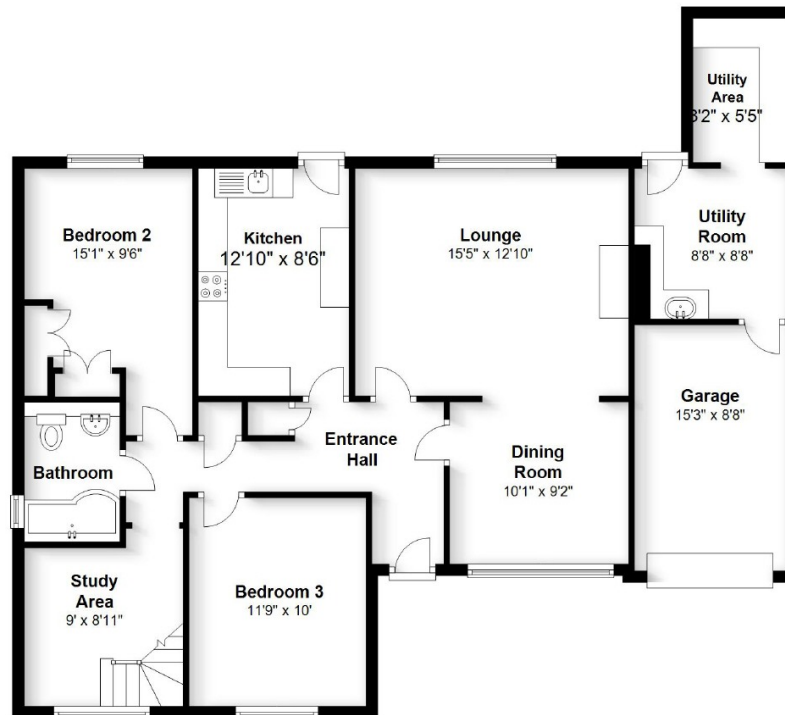
Wall and base units with work surfaces over. Sink. Plumbing for washing machine. Radiator. Door to rear aspect.

Energy Performance Certificate: D



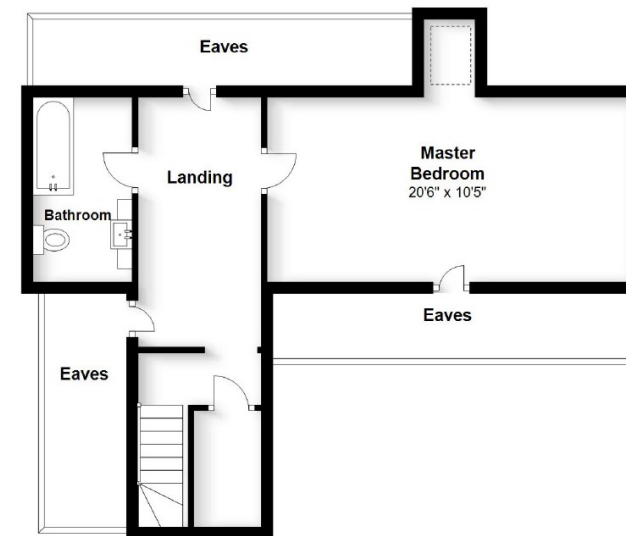
Ground Floor

Approx. 1181.0 sq. feet



First Floor

Approx. 461.4 sq. feet



Total area: approx. 1642.4 sq. feet

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Plan produced using PlanUp.

Why Cassidy & Tate

At Cassidy & Tate we pride ourselves on delivering a simple, straight forward and fully transparent service which is delivered by all personnel with the utmost professionalism and a supreme level of customer assistance. We provide an extensive range of services to facilitate all aspects of buying and selling such as independent mortgage advice and legal advice. We are very much a business with personal service at heart and understand how best to support our clients throughout the process. Maintaining a high calibre of

personnel is a core value of Cassidy & Tate. Boasting a combined level of experience within Hertfordshire and London spanning over 50 years, we can provide specialist advice in all aspects of Residential Sales and Lettings, Commercial, New Home and Land sales. The key to our success is extensive local knowledge combined with the fusion of both, traditional estate agency and cutting edge techniques. We operate from ultra modern offices and use the latest technology to assist us, including social media. Professional

photography and floor plans are used as standard to produce an unrivalled property prospectus as we passionately believe first impressions speak volumes.

Disclaimer

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.

Council Tax Rating

St. Albans District Council

Council Tax Band

F

Council Tax Charge

£2129



