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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency

TIBERIUS SQUARE

ST. ALBANS

AL3 4GE





# All The Ingredients Needed For A Fabulous Lifestyle

A simply stunning and rarely available five bedroom family home. Located on an enviable corner plot in a prime position overlooking the private and eminent Tiberius Square in Kings Park, which is an exclusive development just to the south of the city. The shops and eateries in the centre are within strolling distance through beautiful Verulamium Park. The owners have enhanced the originally high specifications further to create wonderfully contemporary accommodation throughout with an unusually top marked energy efficient Grade A rating. The accommodation flows around a welcoming entrance hall and comprises: cloak room, living room with bi-fold doors opening onto a delightful garden, a separate family room and an incredible live-in/eat-in kitchen that is 29' (8.65m) long. Upstairs are five generous bedrooms with both the principle and guest suites benefitting from their own en-suite bathrooms, together with a further family bathroom. Outside, the landscaped gardens are a delight with the corner position allowing for a much larger than average space with a summer house currently arranged as a spa area with hot tub. To the side is a garage which can be accessed internally from the main accommodation.



Total area: approx. 2412.0 sq. feet  
Produced for Cassidy & Tate Estate Agents. For Guidance purposes, not to scale.  
Garage and Spa included in Sq Footage.  
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

- King Harry Development
- Amazing Gardens
- Three Bathrooms
- Garage & Parking
- Large Corner Plot
- Five Bedrooms
- Three Reception Rooms
- CCTV, Solar Panels & Smart Lighting

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	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
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