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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



[www.cassidyandtate.co.uk](http://www.cassidyandtate.co.uk)

BELVEDERE GARDENS, WATFORD ROAD  
ST. ALBANS  
AL2 3EN

Offers In Excess Of £425,000

EPC Rating: C Council Tax Band: D



# All The Ingredients Needed For A Fabulous Lifestyle

A well-positioned two double bedroom terraced home, tucked away in a peaceful cul de sac location, in the ever popular residential development of Chiswell Green. On the ground floor is a welcoming entrance porch leading into the living room. Further accommodation includes a spacious kitchen/dining room with french doors, which opens up the ground floor into a very pleasant living area overlooking a lovely enclosed rear garden. On the first floor are two good sized bedrooms and a three piece bathroom. Further features of the property are residents parking, a garage situated en bloc and gas central heating. Belvedere Gardens is a tranquil private road situated within close proximity of excellent schools, and benefits from the local amenities such as a Waitrose express, Starbucks and Esso service station. St. Albans city centre and the mainline railway station remain only a short car or bus ride away. Chiswell Green offers ease of access to the M1 / M25 motorway networks.

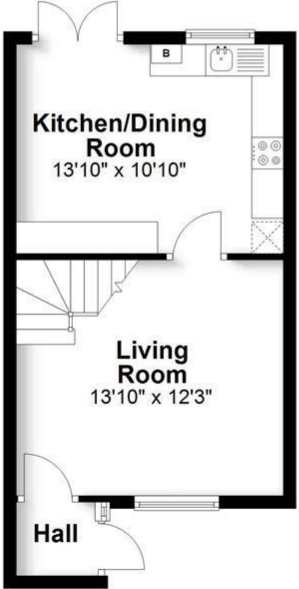


## Ground Floor

Main area: approx. 341.7 sq. feet  
Plus garage, approx. 144.5 sq. feet

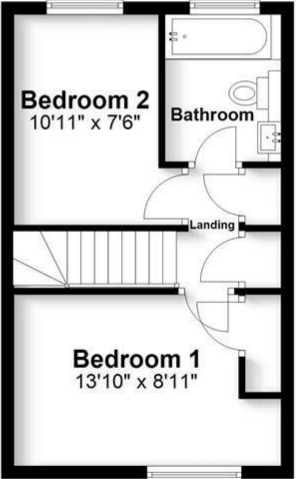


Located En Bloc



## First Floor

Approx. 324.7 sq. feet



Main area: Approx. 61.9 sq. metres (666.3 sq. feet)  
Plus garage, approx. 13.4 sq. metres (144.5 sq. feet)

Produced for Cassidy & Tate Estate Agents. For guidance purposes, 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

- Private Garden
- Garage En-Block
- Kitchen/Diner
- Close To Local Shops
- Residents Parking
- Two Bedrooms
- Communal Residents Green
- Scope To Extend STPP

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(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	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

