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Cassidy
& Tate
Your Local Experts



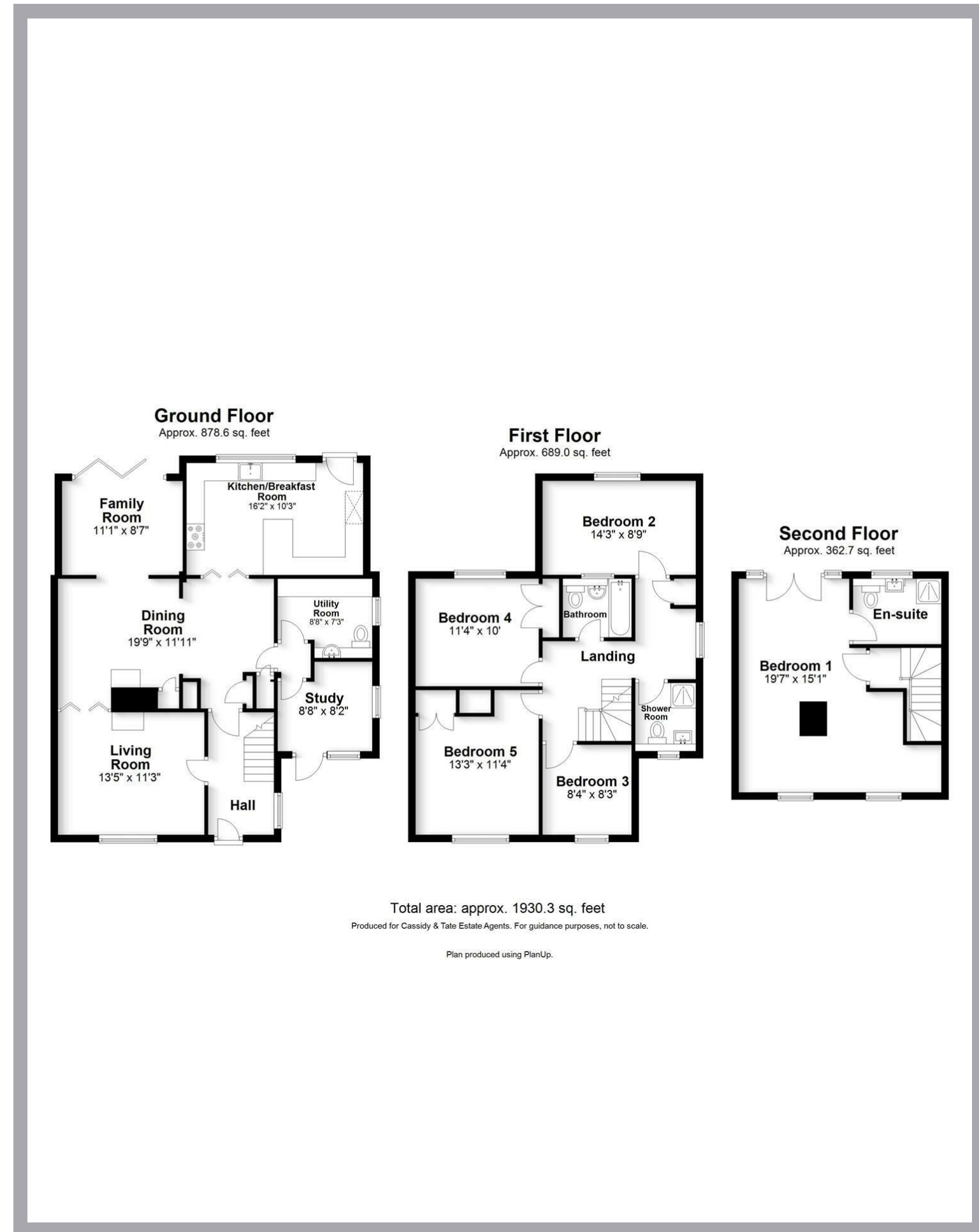
Award Winning Agency

PEMBERTON CLOSE
ST. ALBANS
AL1 2JS



All The Ingredients Needed For A Fabulous Lifestyle

Welcome to Pemberton Close, St. Albans - a charming cul de sac location that could be the perfect setting for your new home. This delightful property boasts five spacious bedrooms on two floors with three bathrooms, offering ample space for a growing family or those who love to entertain guests. With versatile accommodation of over 1900 sq.ft. this is a substantial family home. Situated in a peaceful neighbourhood, this house exudes warmth and character, making it an ideal place to create lasting memories. Imagine waking up in one of the 5 bedrooms, each offering a unique view of the surrounding area. Whether you're enjoying a quiet morning coffee or hosting a dinner party, this house provides the perfect backdrop for every occasion. There is a pretty rear garden opening onto the Alban Way, with non main road access to the city centre station. Pemberton Close is not just a place to live, but a community to be a part of. With its convenient location and welcoming atmosphere, this property offers the best of both worlds - a tranquil retreat away from the hustle and bustle, yet close enough to amenities for your everyday needs. Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and experience the magic of Pemberton Close for yourself. St. Albans is a historic city located in Hertfordshire, England. It is known for its rich history, dating back to Roman times when it was known as Verulamium. The city is home to several notable landmarks and attractions, including the magnificent St. Albans Cathedral, which is one of the oldest and most impressive cathedrals in the country. The charming city centre features a mix of medieval and Georgian architecture, with cobbled streets, traditional pubs, and independent shops. St. Albans also boasts beautiful green spaces, such as Verulamium Park and Clarence Park, where visitors can enjoy leisurely walks or picnics.



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

- Five Bedrooms
- Cul de Sac Location
- Cycle/Walk To Mainline Station
- Off Street Parking
- Arranged over Three Floors
- Semi-Detached
- Walk to City Centre
- Pretty Garden
- Three Bathrooms
- Freehold and EPC: C

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		
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		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

