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Cassidy
&Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

TENNYSON ROAD
ST ALBANS
AL2 3HX

Guide Price £350,000



Cassidy&Tate

All The Ingredients Needed For A Fabulous Lifestyle

The property is a deceptively spacious two bedroom first floor maisonette situated in the popular area of Chiswell Green. The property has been well maintained and enjoys well proportioned living accommodation comprising of an entrance porch, a large family lounge, a kitchen/diner big enough to fit a good sized dining table, a family sized bathroom and two double bedrooms. Further benefits include double glazing, gas central heating, an intercom, loft access, and a private rear garden complete with useful garden shed and brick built storage shed. Tennyson Road is situated to the south side of St. Albans, conveniently located for the well regarded Killigrew primary school, Greenwood Park, and for ease of access to the motorway networks including M1 & M25. St. Albans city centre with its extensive shopping and leisure facilities is a short distance away.

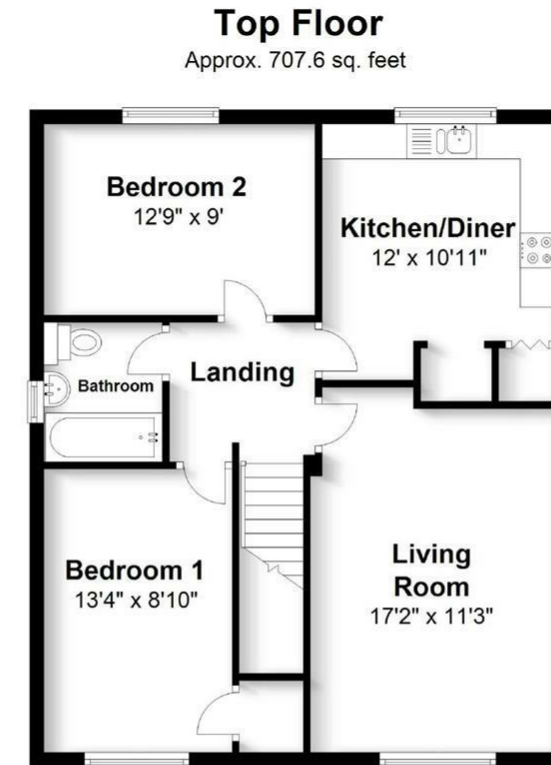
Currently with a tenant is situ currently on a 12x Month AST (7x Months expired) achieving a rental figure of £1,400 per calendar month. The property is offered for sale with no upper chain.



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Total area: approx. 707.6 sq. feet

Produced for CASSIDY AND TATE
For guidance purposes only. 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

- Chain Free
- Kitchen/Diner
- First Floor
- Chiswell Green AL2
- Two Double Bedrooms
- Large Family Lounge
- Ideal For Popular Schools
- Private Rear Garden

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	1	1
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	1	1
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

