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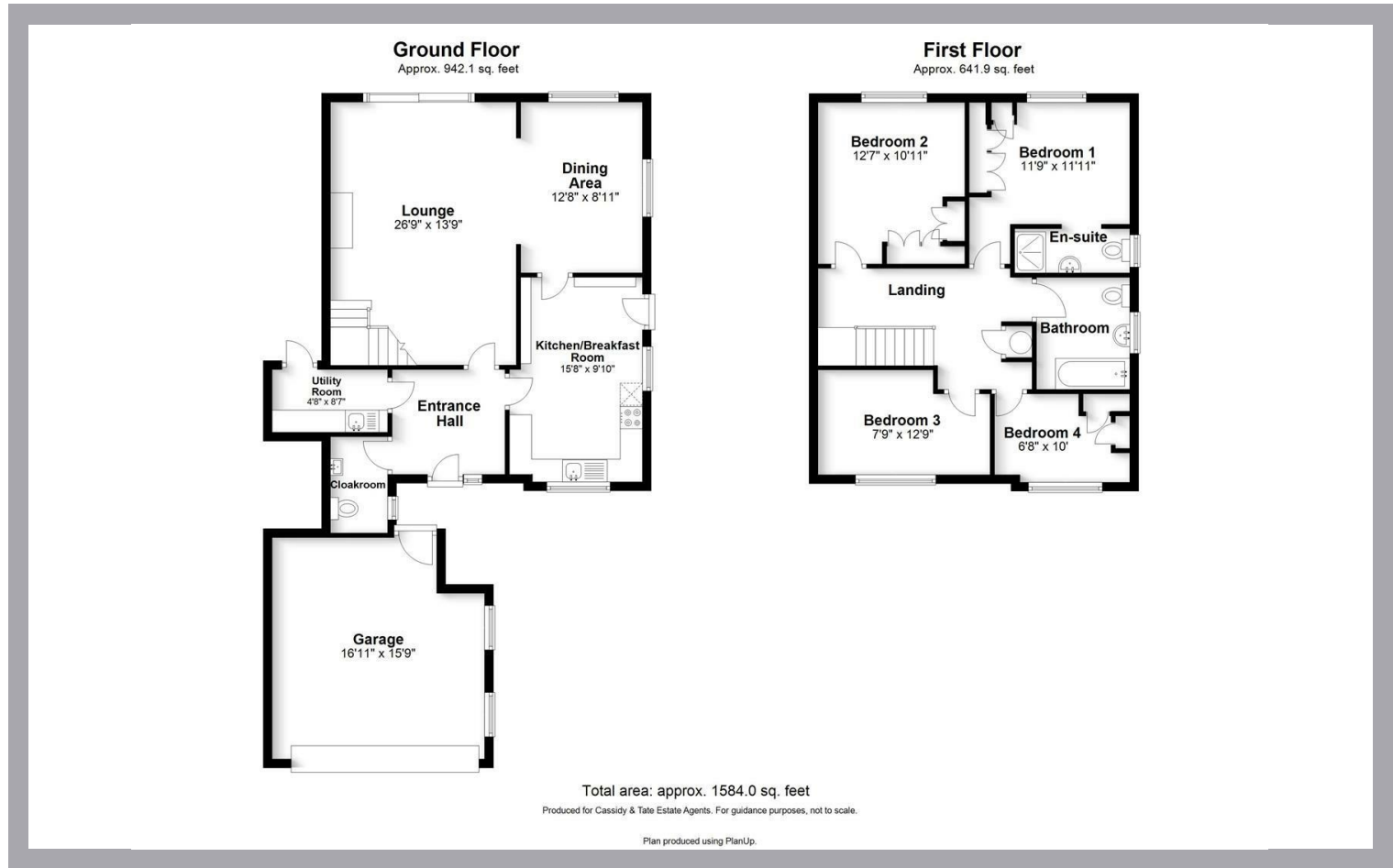
Award Winning Agency



www.cassidyandtate.co.uk

FIELD VIEW RISE
ST ALBANS
AL2 3RT

Price Guide £650,000



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.

All The Ingredients Needed For A Fabulous Lifestyle

Offered for sale and requiring modernisation is this spacious four bedroom detached family home, situated in a peaceful cul-de-sac location within the popular area of Bricket Wood. The property offers plenty of scope for the discerning buyer providing generous room dimensions that will cater for the busy family lifestyles. On the ground floor accommodation comprises of an entrance hall, cloakroom, kitchen, dining area, living room and utility room. On the first floor are four bedrooms and a family bathroom. Outside the enclosed rear garden is mature and a good size, with side access. To the front of the property is a driveway providing off road parking for several cars. This leads to the double garage which also has a store room within housing the boiler. Field View Rise is conveniently located for local shops, good local schools including Parmiter's Secondary School & Mount Pleasant Lane Primary School, and is within easy access to excellent motorway links, M25, M1, A1 and A414. EPC Band 'D'. Council Tax Band 'G'.



Specialists in Bespoke Properties

- Detached Family Home
- Four Bedrooms
- Bathroom & Cloakroom
- Mature Gardens
- Requires Modernisation
- Two Reception Rooms
- Parking & Double Garage
- Cul De Sac Setting

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(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	

