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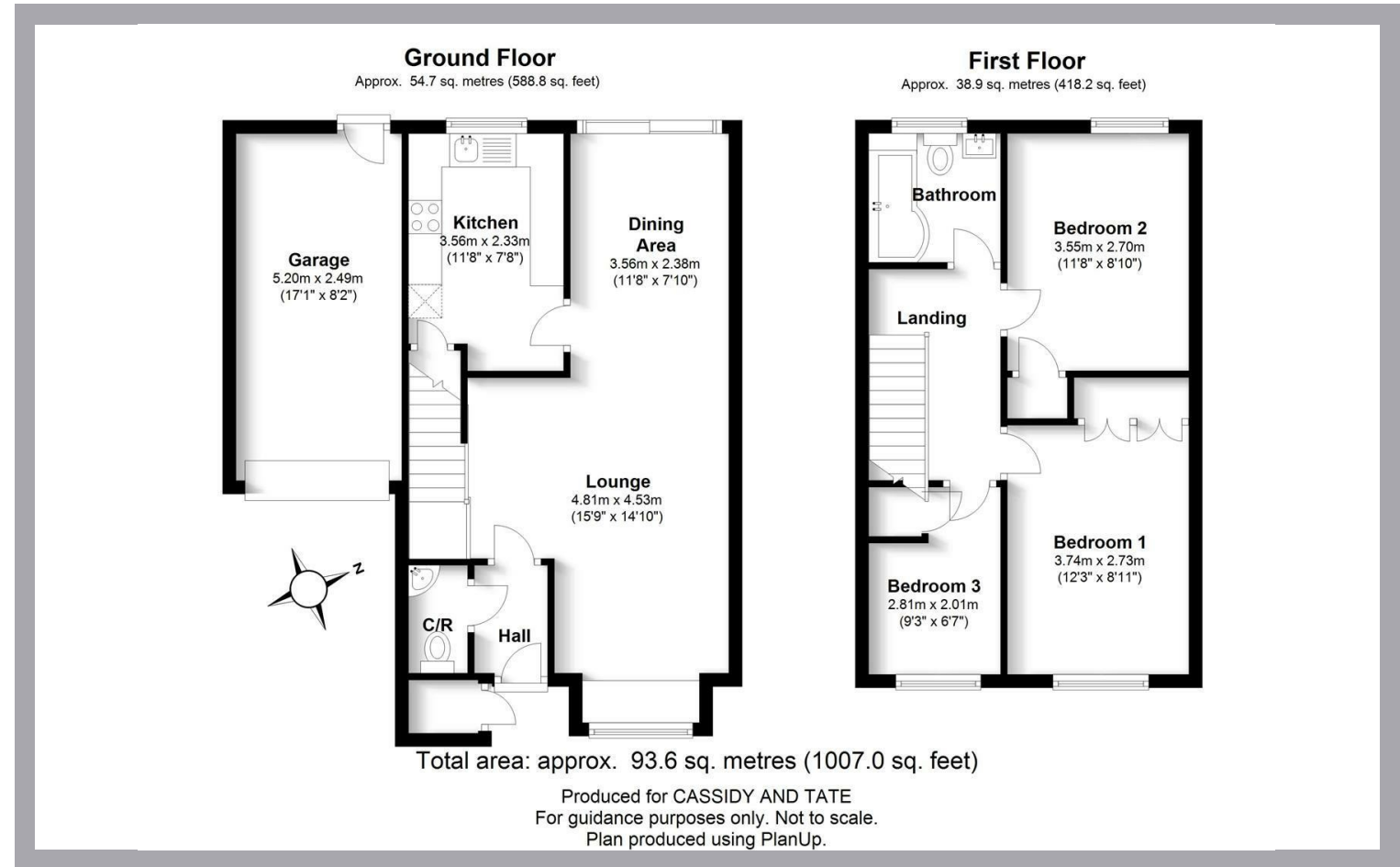
Award Winning Agency



www.cassidyandtate.co.uk

KINGSMEAD
ST ALBANS
AL4 9JG

Asking Price £635,000



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

A three bedroom detached family home positioned within the catchment of excellent schools in the popular residential development of Jersey Farm. The property is presented in good decorative order throughout and enjoys spacious living accommodations including an open lounge and dining area, a fitted kitchen, and a downstairs cloakroom. On the first floor are two double bedrooms, a good sized third bedroom, and a family bathroom. Outside the property features a private enclosed rear garden with a patio area and to the front, a part hardstanding driveway provides off road parking which in turn leads to the garage. Kingsmead is also ideally placed within walking distance of good local amenities including doctor and dentist surgeries, a 'Tesco' metro, and hairdressers. St. Albans city centre with its extensive shopping and leisure facilities plus the mainline railway station, linking St. Albans to London, St Pancras, remains only a short car or bus ride away.



Specialists in Bespoke Properties

- Detached Family Home
- Downstairs Cloakroom
- Garage & Off Street Parking
- Catchment for Local Schools
- Three Bedroom
- Family Bathroom
- Council Tax £2,559 per annum
- Located in Jersey Farm

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	

