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Cassidy
& Tate
Your Local Experts



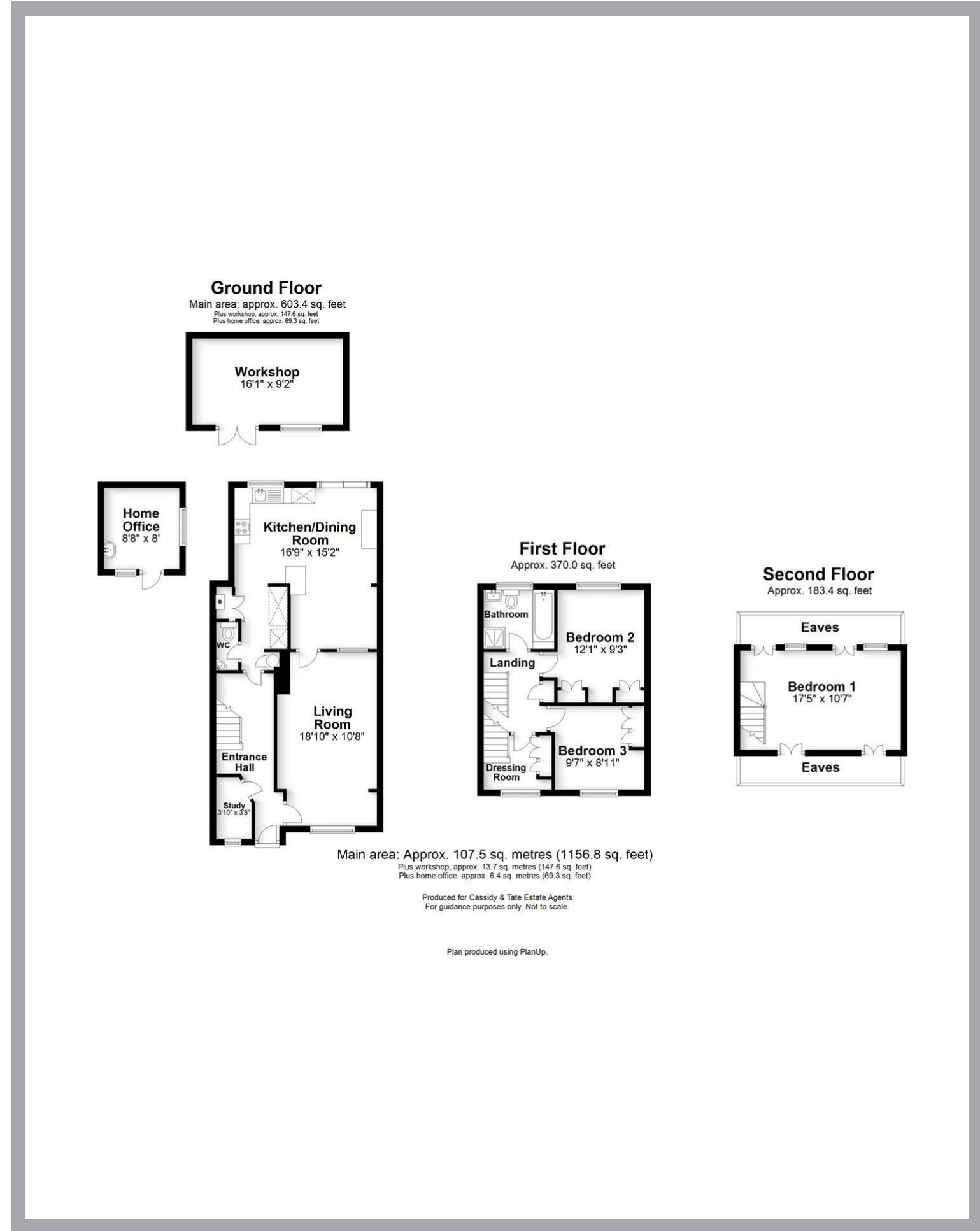
Award Winning Agency

BISHOPS CLOSE
ST. ALBANS
AL4 9AR



All The Ingredients Needed For A Fabulous Lifestyle

A deceptively spacious property combined with an enviable position makes this three double bedroom, end of terrace dwelling the ideal family home. The property has been extended to the front, to the rear and into the loft maximising every space possible. On the ground floor the living spaces flows and connect seamlessly to include an entrance hall, downstairs cloakroom, open plan kitchen/breakfast/dining room with double doors leading to the family garden. Larger than average front living room plus a separate downstairs study/office. Upstairs on the first floor are two double bedrooms and a family bathroom then to the second floor is the main principal bedrooms with the added benefit of its own dressing room on the first floor. A particular feature of this property is the large detached home office in the garden currently being used as a self contains hair salon while still offering a garden workshop, decking area with a covered section with outside lighting and heating, ideal for those Autumn nights. To the front of the property is a driveway providing off road parking for two cars and side gated access to the rear of the property. Bishops Close is situated in the highly regarded Marshalswick area, close to excellent amenities at the Quadrant Parade and within the catchment of excellent schools.



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

- Located In Marshalswick
- Three Double Bedrooms
- Three Reception Rooms
- Lovely Condition
- Detached Garden Office
- Garden Workshop
- Private Driveway
- Over Three Levels

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	



