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Cassidy  
& Tate  
Your Local Experts

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Award Winning Agency

SEWELL CLOSE

ST. ALBANS

AL4 0TB





## All The Ingredients Needed For A Fabulous Lifestyle

A bright & spacious three-bedroom detached bungalow, located in a peaceful cul-de-sac location on the eastern side of the city. The property has been very well maintained and features a well-designed open-plan layout in the main living area opening onto a modern fitted kitchen, together with good-sized bedrooms. The bathroom has contemporary fittings including a bath and a separate shower cubicle. The rear of the property overlooks a sunny, south facing back garden which has the benefit of a separate side access. A garage with electric rollup doors is immediately to the side and there is paved, off road parking for a further two vehicles. St Albans is an historic city situated in Hertfordshire, England. It is renowned 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 impressive St Albans Cathedral. The city centre is charming, with a mix of medieval and Georgian architecture, cobbled streets, traditional pubs and independent shops. St Albans also boasts beautiful green spaces like Verulamium Park and Clarence Park, where visitors can enjoy leisurely walks or picnics. The city has a vibrant cultural scene with various art galleries, theatres and music venues. St Albans hosts annual events and festivals, such as the St Albans Festival and the Christmas Market, attracting visitors from near and far. Overall, St Albans is a picturesque and historic city that offers a blend of heritage, culture, and natural beauty for visitors to explore and enjoy.



Total area: approx. 922.0 sq. feet  
Produced for Cassidy & Tate Estate Agents. For guidance purposes, 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

- Detached Bungalow
- Cul de sac
- South Facing Garden
- Timber Frame Construction
- EPC D
- Three Bedrooms
- Garage & Off Road Parking
- Half a Mile to Local Shops
- Freehold & Chain Free
- Council Tax Band E £2512.29

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	
61	84
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
EU Directive 2002/91/EC	



