

St Albans Office  
10 High Street, St Albans  
Herts AL3 4EL  
01727 228428  
stalbans@cassidyandtate.co.uk

Marshalswick Office  
59 The Quadrant, St Albans,  
Herts AL4 9RD  
01727 832383  
marshalswick@cassidyandtate.co.uk

Wheathampstead Office  
39 High Street, Wheathampstead,  
Herts AL4 8BB  
01582 831200  
wheathampstead@cassidyandtate.co.uk

Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



[www.cassidyandtate.co.uk](http://www.cassidyandtate.co.uk)

CHILTERN ROAD  
ST. ALBANS  
AL4 9SW

Offers In Excess Of £600,000

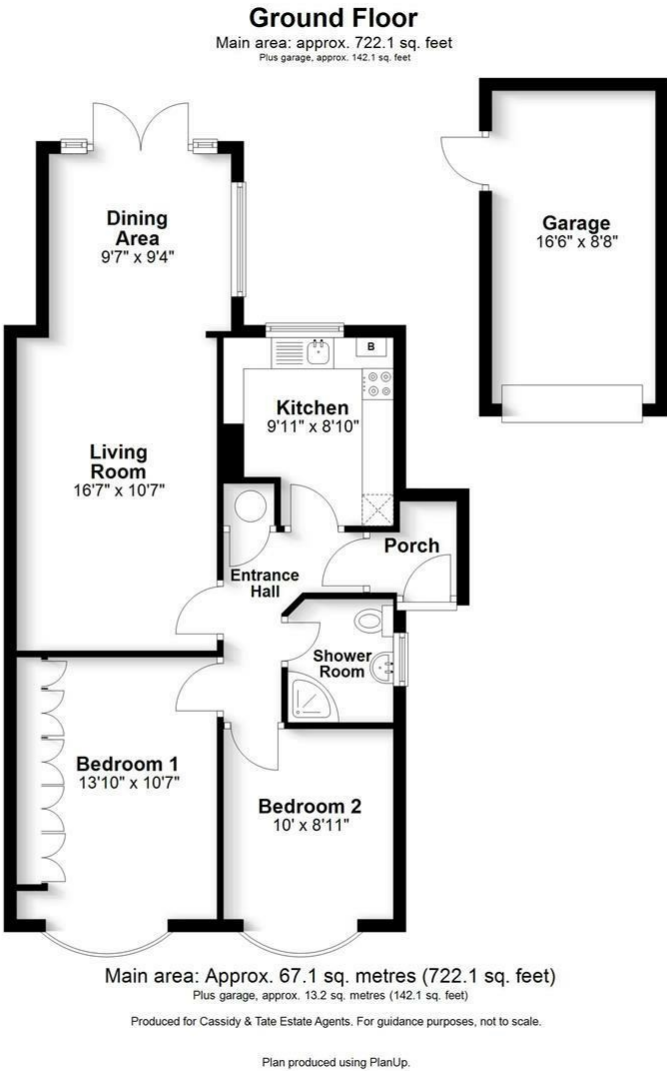
EPC Rating: D Council Tax Band: D





# All The Ingredients Needed For A Fabulous Lifestyle

Discover the perfect blend of charm and practicality in this stunning semi-detached and extended bungalow, ideally situated in the sought-after area of Marshalswick, St. Albans. This home is an excellent choice for both downsizers looking for a peaceful haven and families in need of space to grow. One of the most impressive aspects of this property is the well-designed extension, which significantly enhances the living area and offers flexibility to suit your lifestyle. With two spacious double bedrooms, you can unwind in comfort at the end of each day. The stylish shower room, featuring luxurious underfloor heating, ensures that your mornings start right, making daily routines a pleasure. Parking is made simple with a garage and a private drive that accommodates up to three vehicles, providing practicality for your family and guests. Step outside to a beautiful garden, complete with a generous summer house at the rear, making it the perfect spot for relaxation or entertaining. Plus, the proximity to Skyswood and Sandringham Schools means exceptional education is just a pleasant stroll away. Conveniently close to the Quadrant Shopping Centre, you'll find a wide range of shops, including a Marks & Spencer food hall, to meet all your daily needs. This property truly has it all—don't miss the chance to make it your new home! Chain Free too



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

- Walk To Sandringham School
- Extended To Rear
- Two Double Bedrooms
- Chain Free
- Semi-Detached Bungalow
- Garage & Gardens
- Close to Quadrant Shopping Centre
- Own Drive 3 Car Parking

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	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		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



