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Cassidy
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Your Local Experts



Award Winning Agency

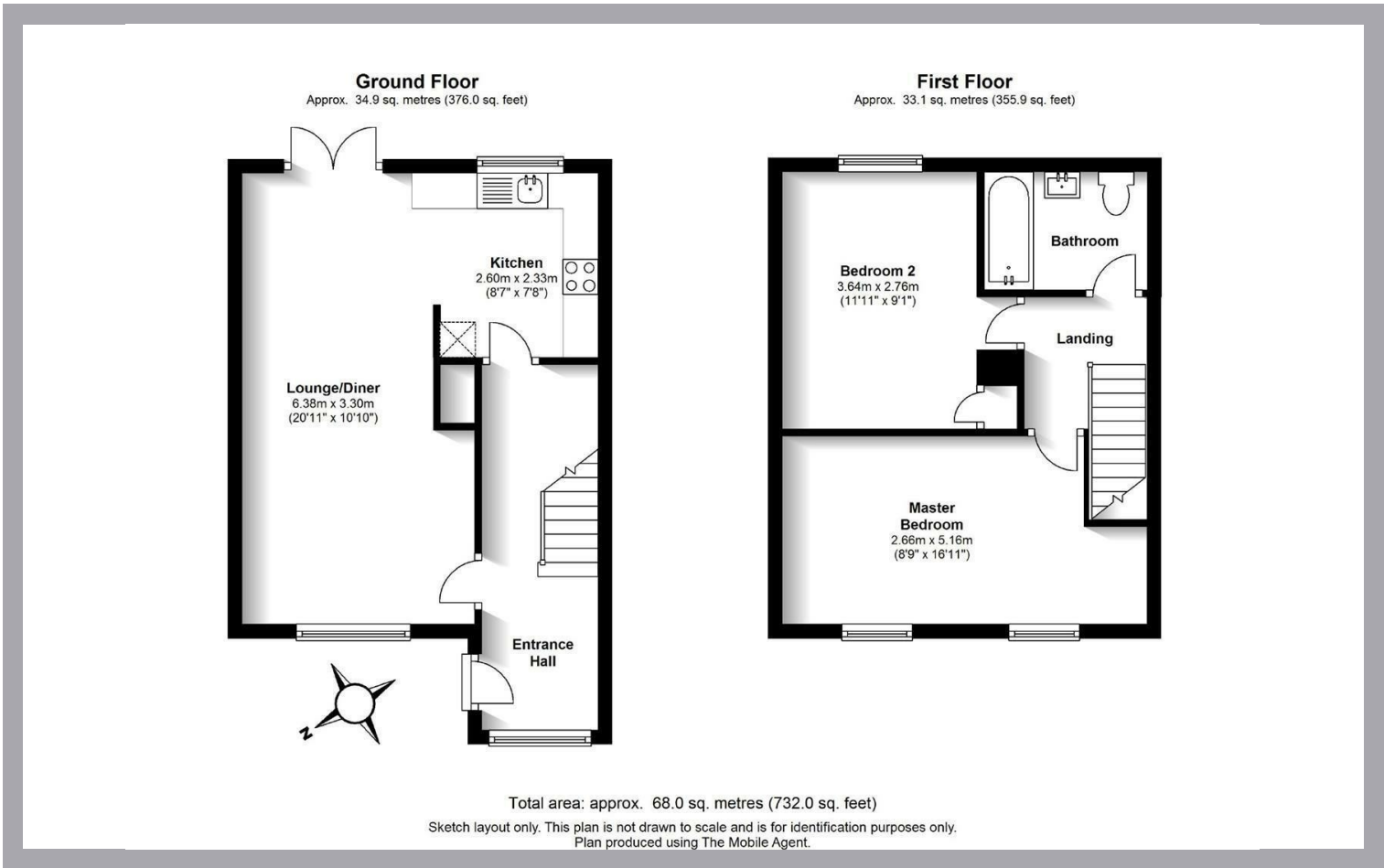
www.cassidyandtate.co.uk



CHALKDELL FIELDS
ST ALBANS
AL4 9LT

£1,950 PCM

EPC Rating: C Council Tax Band: D



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 beautifully presented and deceptively spacious two-bedroom family home, which has been thoughtfully updated throughout to create a stylish contemporary feel while retaining generous and well-proportioned living accommodation. The impressive white gloss kitchen flows seamlessly into a practical open-plan lounge/dining room, with patio doors opening onto and overlooking the attractive rear garden. The property is further complemented by a stylish bathroom, a landscaped rear garden and a private driveway providing off-road parking. Chalkdell Fields is situated in a highly sought-after location, close to a selection of highly regarded schools, excellent local shopping facilities and a small woodland area, offering a pleasant outlook and a great setting for families. St Albans city centre, with its excellent range of shopping, dining and leisure facilities, is within easy reach, as is the mainline railway station, providing convenient links into London St Pancras.



Specialists in Bespoke Properties

- End Of Terrace Property
- Open Plan Lounge/Diner
- Two Double Bedrooms
- Landscaped Rear Garden
- One weeks holding fee based on the asking price £450
- Garage
- Fitted Kitchen
- Family Bathroom
- Off Street Parking
- Five weeks deposit based on the asking price £2250

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	73	
(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	

