



## All The Ingredients Needed For A Fabulous Lifestyle

A well presented three/four bedroom semi detached home situated in the heart of the popular village of Colney Heath offering stunning views to rear overlooking open fields. The property has been extended to provide flexible living accommodation to suit a growing family that is looking for versatile and functional living spaces. On the ground floor there is an entrance hall, downstairs cloakroom, an open plan dual aspect living/dining room, modern kitchen and an office/ guest bedroom. Upstairs there are three good sized bedrooms and a family bathroom. Patio doors from the dining area lead out to the rear garden which is mainly laid to lawn and allows for open views over fields. To the front of the property is ample parking off street parking for several vehicles. Colney Heath lies south of the A414 and the M25 is easily accessible, with an interchange less than two miles away. Bus routes connect Colney Heath to St Albans, and St Albans City and Hatfield stations offer direct rail services to London. Colney Heath JMI School is located on the High Street, in the heart of the village whilst Nicholas Breakspear Catholic School is one of the closest secondary schools, located across the A414 on Colney Heath Lane.

HIGH STREET  
COLNEY HEATH, ST. ALBANS  
AL4 0NP

Guide Price £575,000

EPC Rating: D Council Tax Band: E





*Specialists in Bespoke Properties*

- Popular Village Location
- Three/Four Bedrooms
- Two/Three Reception Rooms
- Lovely Condition
- Countryside Views To Rear
- Versatile Accommodation
- Ample Off Road parking
- Council Tax E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





# 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

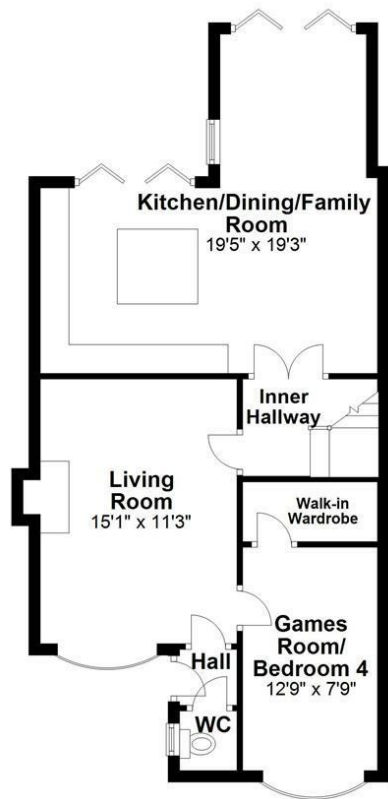


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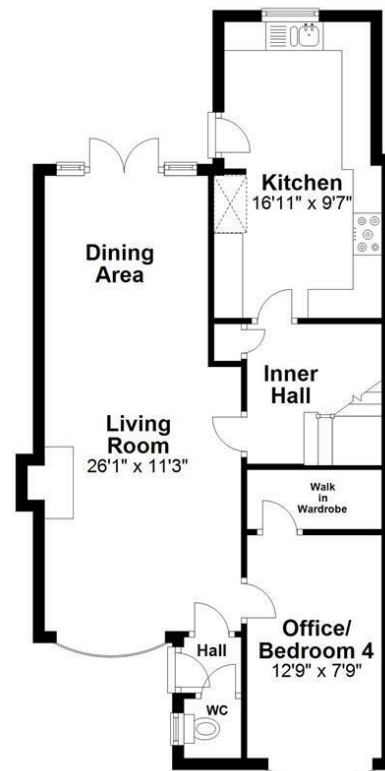
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Wheathampstead Office  
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**Proposed Ground Floor**  
 Approx. 0.0 sq. feet



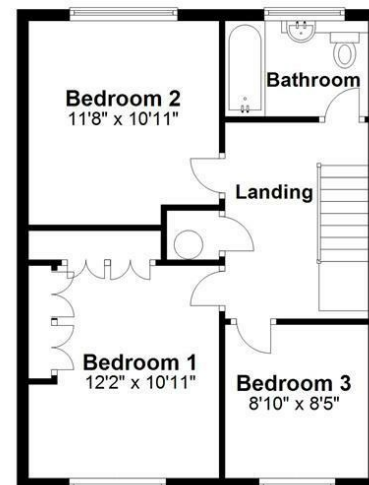
**Ground Floor**  
 Approx. 650.0 sq. feet



Total area: approx. 1159.9 sq. feet  
 Sketch layout only. Not to scale. Plan produced for Whittaker & Co.

Plan produced using PlanUp.

**First Floor**  
 Approx. 509.9 sq. feet



Award Winning Agency

