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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



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

EDDINGTON CRESCENT  
WELWYN GARDEN CITY  
AL7 4SX

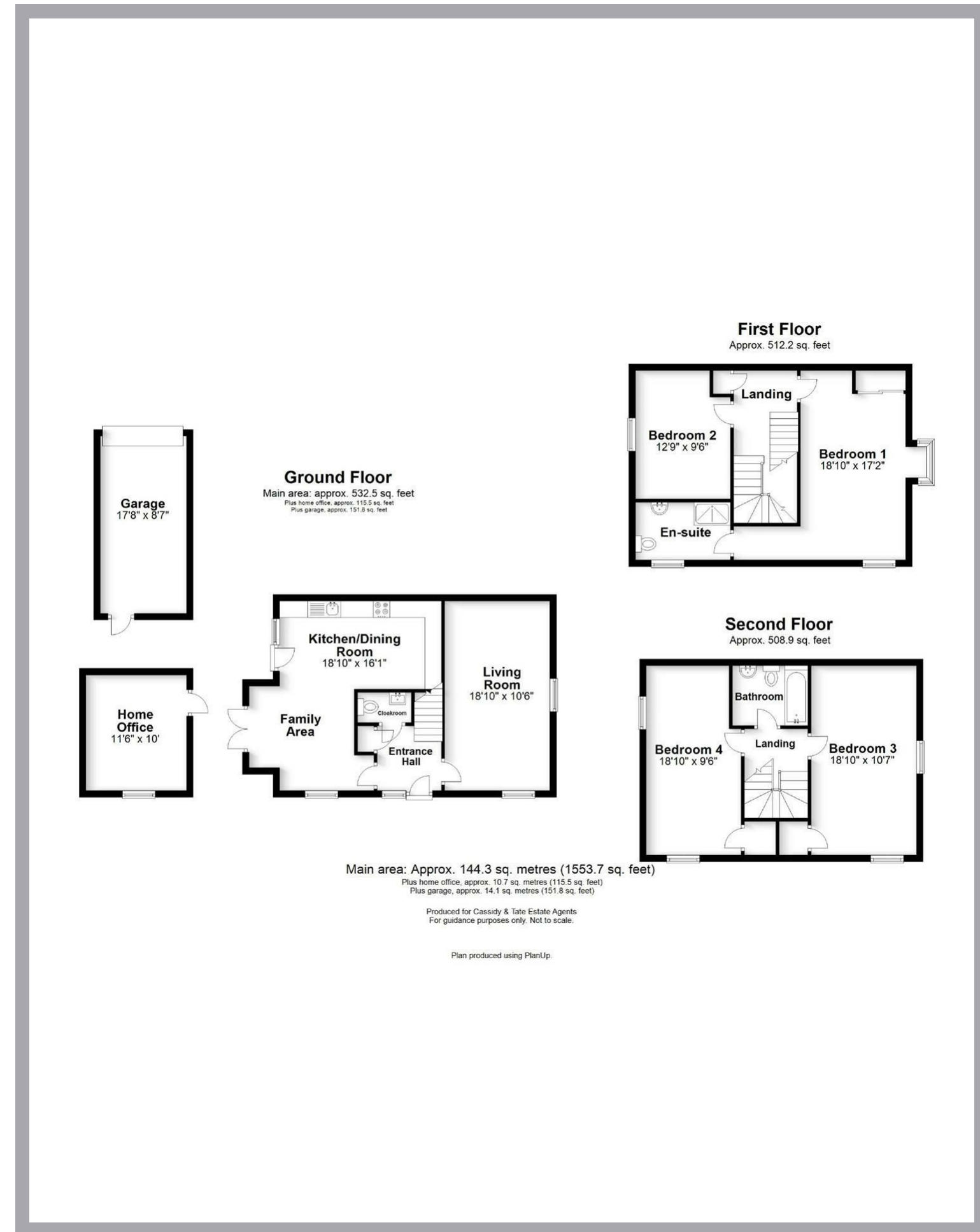
Guide Price £535,000

EPC Rating: G Council Tax Band: TBC



## All The Ingredients Needed For A Fabulous Lifestyle

Conveniently positioned for local schooling, good amenities, the town centre and the mainline railway station is this lovely, four bedroom, semi detached family home. Spacious living accommodation is arranged over three levels and is presented in beautiful decorative order throughout. The ground floor comprises of an entrance hall, cloakroom, front to back living room, and a spacious modern fitted kitchen and dining area with patio doors opening to the outside. The first floor accommodates an 18ft bedroom complete with en-suite and a further double bedroom. Two good sized bedrooms and a family bathroom can be found on the second floor. Outside is a low maintenance rear garden, privately enclosed by timber boundary fencing with lawn area, and a decked patio area. There is a useful home office located to the rear of the garden and a separate courtesy door that leads into the detached garage, which in turn leads to the allocated parking space in front of the garage. Eddington Crescent is situated within close proximity of Welwyn Garden City town centre which provides an extensive range of amenities and shops to include a John Lewis, Waitrose, Marks & Spencer to name but a few. For the commuter the mainline railway station offers fast and frequent train services into London, Kings Cross and Moorgate, whilst the A1(M) offers a good road transport link. There are a variety of leisure options including sports clubs, Gosling Sports Park, The Campus West for theatre, cinema and library and the wonderful open spaces of Stanborough Park/lakes are all within easy reach.



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



Cassidy&Tate

## Specialists in Bespoke Properties

- Four Double Bedrooms
- En-Suite To Bedroom One
- Garage & Parking
- Kitchen/Dinner
- Split Over Three Levels
- Garden Home Office
- Ideal For Stanborough Lakes

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	1	1
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



