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Cassidy  
&Tate  
Your Local Experts



Award Winning Agency

BRECKEN CLOSE

ST. ALBANS

AL4 9LF



Cassidy&Tate

## All The Ingredients Needed For A Fabulous Lifestyle

Tucked away in a peaceful cul de sac location in the ever popular residential development of Jersey Farm is this two double bedroom, end of terraced property. A well maintained property with good sized living accommodation that is both versatile and bright. On the ground floor is a well proportioned lounge/dining room with double doors allowing views to out to the pretty garden and a fitted kitchen. The two good size double bedrooms, both with wardrobes and a family bathroom are situated on the first floor. The property further benefits from a private and enclosed landscaped rear garden stocked with a variety of mature shrubs and plants and with garage to the rear. Brecken Close is situated within the catchment of excellent schools, and benefits from the local amenities such as a 'Tesco' metro, a doctor and dentist surgeries plus a hairdressers. St. Albans city centre with its extensive shopping and leisure facilities, and the mainline railway station remain only a short car or bus ride away.



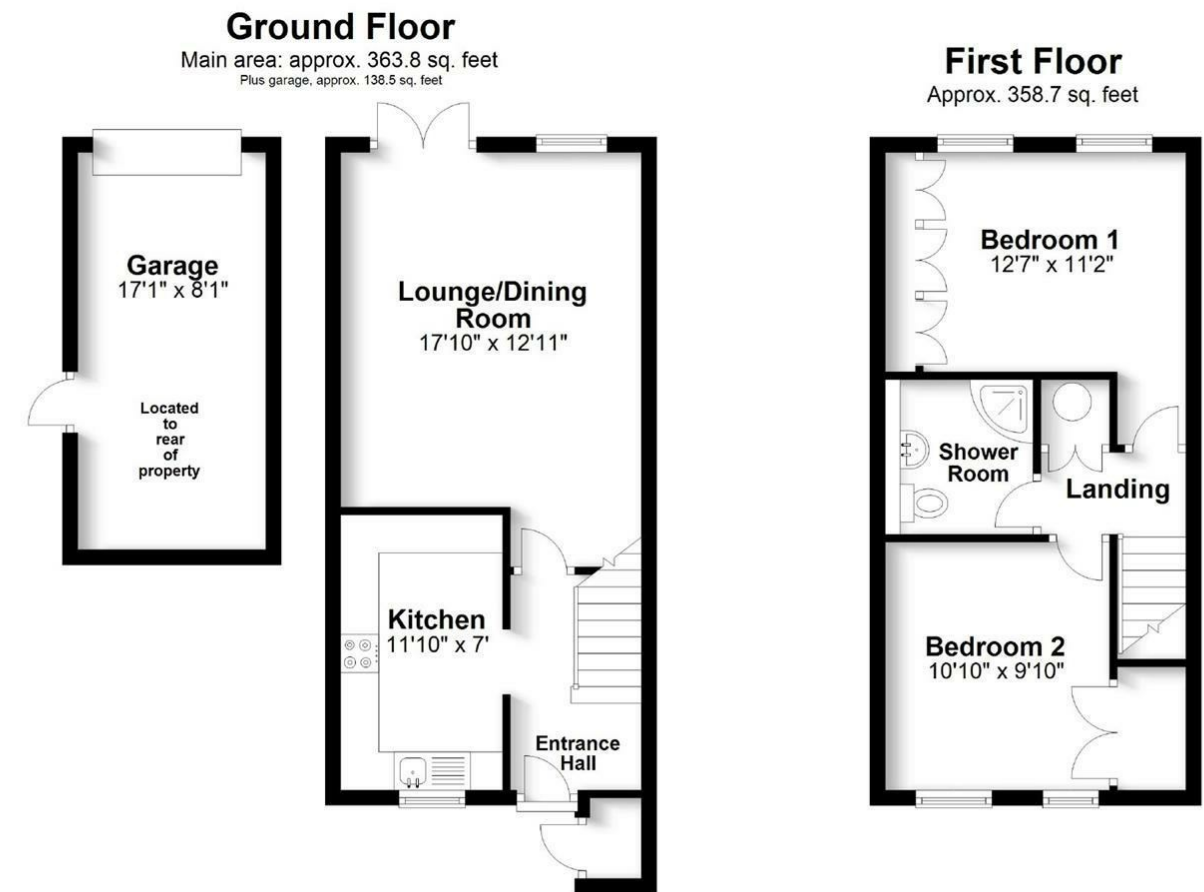
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**Ground Floor**  
Main area: approx. 363.8 sq. feet  
Plus garage, approx. 138.5 sq. feet

**First Floor**  
Approx. 358.7 sq. feet

Main area: Approx. 67.1 sq. metres (722.5 sq. feet)  
Plus garage, approx. 12.9 sq. metres (138.5 sq. feet)

Produced for Cassidy & Tate Estate Agents  
For guidance purposes only. 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



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## Specialists in Bespoke Properties

- End Of Terrace
- Lounge/Diner
- Landscaped Gardens
- Located In Jersey Farm
- Two Double Bedrooms
- Upstairs Bathroom
- Garage & Parking
- School Catchment Area

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>1</b>	<b>1</b>
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>1</b>	<b>1</b>
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

