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Cassidy
& Tate
Your Local Experts



Award Winning Agency



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AL3 6BJ

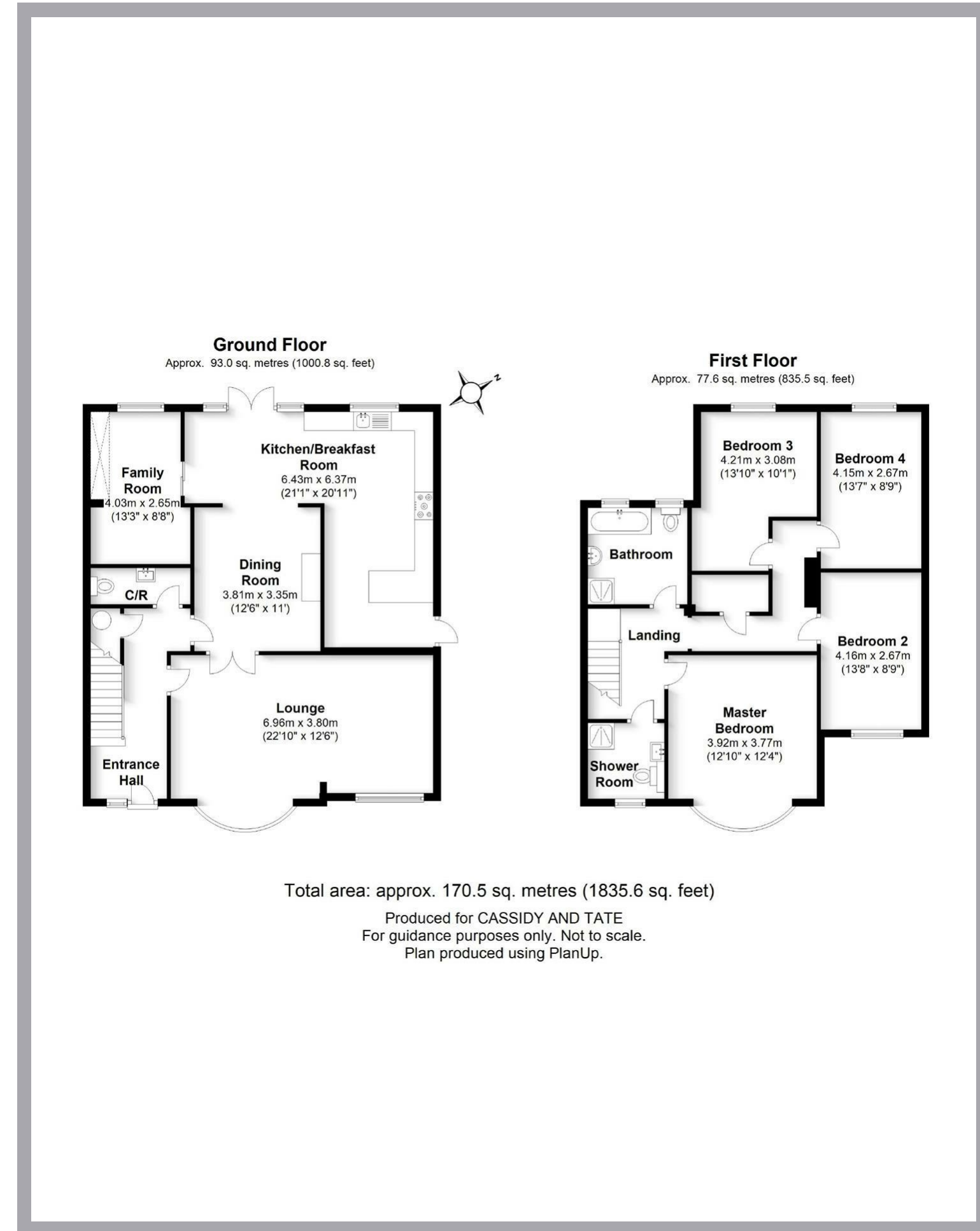
Price Guide £899,999

EPC Rating: G Council Tax Band: G



All The Ingredients Needed For A Fabulous Lifestyle

Perfectly designed to create an excellent sense of space, this substantial four bedroom, two reception room home has been thoughtfully planned and modernised to a good standard throughout. Spacious and contemporary rooms flow and connect beautifully to provide bright and adaptable every day living spaces that also allow for separate or open plan living. Taking precedence on the ground floor is the modern fitted kitchen/breakfast room which is open to the dining room. Double doors from the dining room into the lounge create the perfect entertaining space. Also to the ground floor is a utility room and cloakroom. Upstairs, are four double bedrooms, a shower room and a family bathroom. The low maintenance and mature rear garden provides a lovely backdrop to this family home, whilst the hardstanding drive to the front of the property provides ample off road parking. The property sits in a wonderful location, close to good local amenities, a 'Harvester' restaurant and is within the catchment of excellent schools.



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 Bedroom Semi Detached
- Kitchen / Diner
- Two Bathrooms
- Large Family Garden
- Cloakroom
- Two Reception Rooms
- Parking
- School Catchment Area

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	



