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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

HAWFIELD GARDENS

ST ALBANS

AL2 2PD

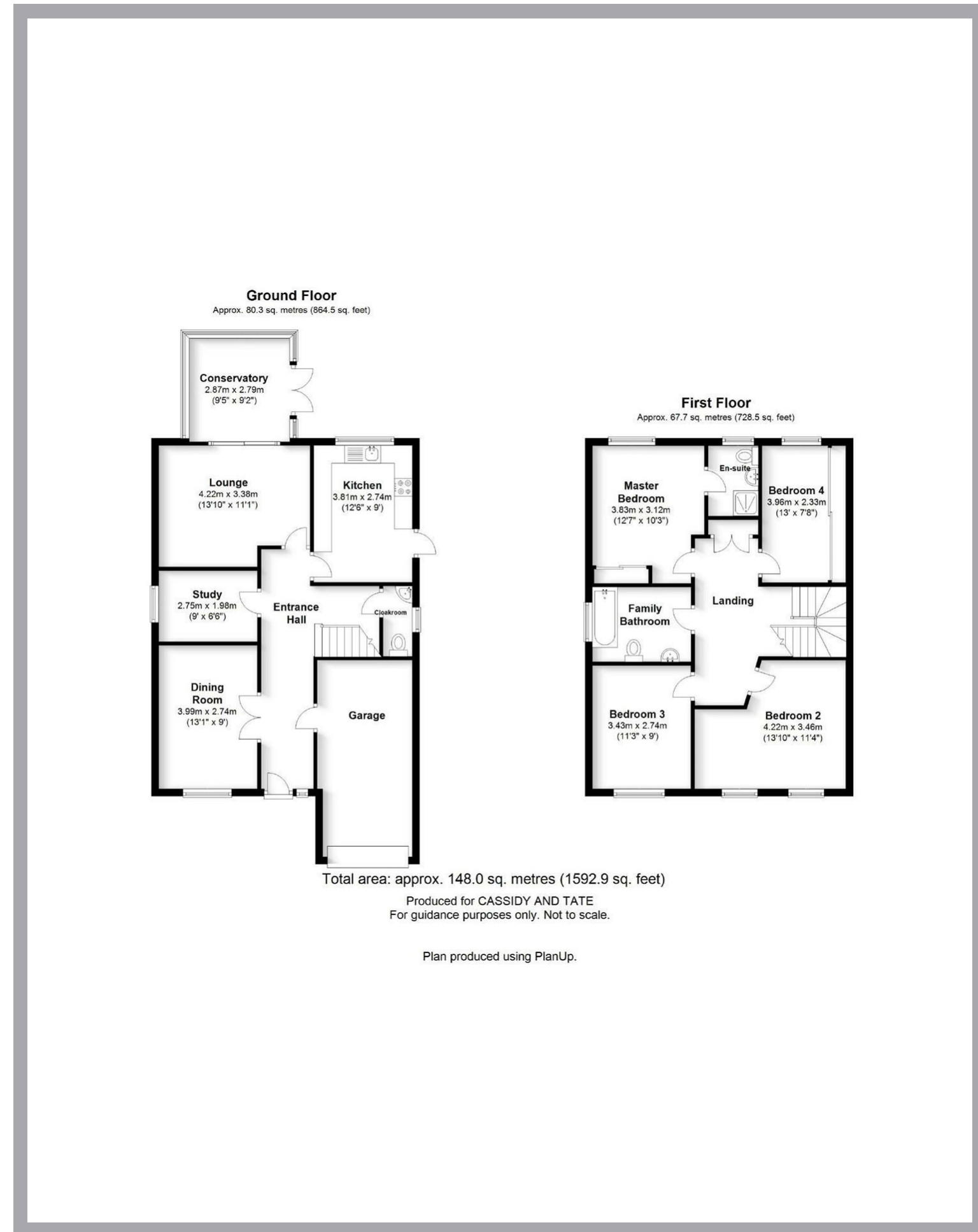
Offers In Excess Of £680,000

EPC Rating: G Council Tax Band: F



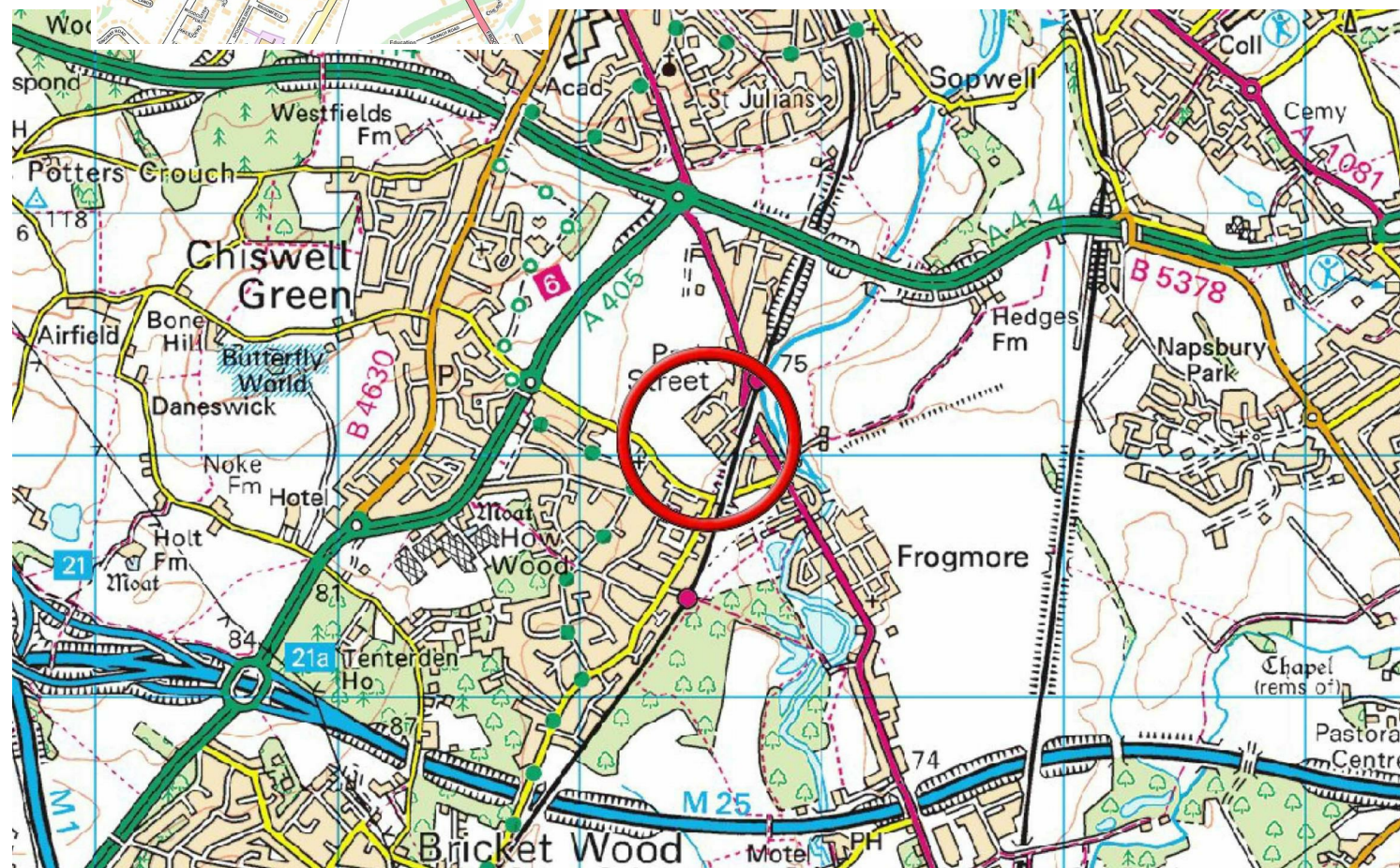
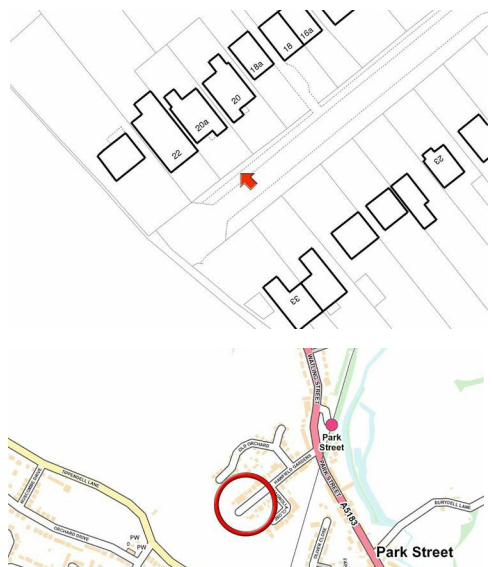
All The Ingredients Needed For A Fabulous Lifestyle

Immaculate presentation and a contemporary atmosphere is clearly evident as you step inside this detached four bedroom property which is nestled in a popular cul de sac location in the Village of Park Street. A modern décor and well proportioned room dimensions offer living spaces designed with families in mind. A good sized entrance hall leads to the separate dining room, the study and a courtesy door leads to the garage. The ground floor has two reception rooms, a fitted kitchen, study and a cloakroom and conservatory. The kitchen, fitted with a range of modern wall and base units complimented by granite work tops and a cosy lounge with feature fireplace and double doors opening to the sun filled conservatory, allows for extra space whilst entertaining. On the first floor are four bedrooms, an en-suite and a family bathroom. Upstairs the bedrooms are spacious and equipped with fitted wardrobes. The master bedroom enjoys the facilities of an en-suite shower room whilst the remaining three bedrooms are served by the large family bathroom. Externally the private well maintained rear garden is a natural backdrop whilst relaxing in the conservatory, and to the front of the property is plenty of space for off road parking with views overlooking beautiful open fields. Hawfield Gardens is a sought after location within walking distance of Park Street railway station and within a short drive to the motorway network links M1/M25 while St Albans and Radlett are only a short distance away.



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

- Detached Family Home
- Master Bedroom En-Suite
- Lounge, Dining Room & Office
- Garage & Parking
- Four Bedrooms
- Bathroom & Cloakroom
- Conservatory
- Well Presented Throughout

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		
Not energy efficient - higher running costs		
England & Wales	1	1

EU Directive 2002/91/EC



