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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency

HATFIELD ROAD  
ST. ALBANS  
AL4 0DU



Cassidy&Tate

## All The Ingredients Needed For A Fabulous Lifestyle

Positioned on a good sized plot and situated in a highly sought after, convenient location, sits this spacious, five bedroom, semi-detached family home that has the huge potential to extend, subject to obtaining the relevant planning consents. The possibility of transforming this property to create a home that will cater to your own needs and requirements is a chance not to be missed. On the ground floor, living accommodation briefly comprises of an entrance hall, dining room with bay window, separate living room, and kitchen/breakfast room with pantry. On the first floor are three double bedrooms, en-suite shower room which serves bedroom one and a family sized bathroom. Two double bedrooms and useful eaves storage space can be found on the second floor. A particular feature of this property are the beautiful and well tended front and rear gardens. The rear garden extends to approximately ??? and is mainly laid to lawn with patio area, variety of mature shrubs, trees and plants, a and path leading to the rear of the garden. There is also a play house, access to the outside wc. and the detached garage. To the front of the property is a well tended lawn area and block paved driveway providing off road parking for several cars. Hatfield Road is suitably located within the catchment for highly regarded schools and close to good local amenities.



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

- Walking To Beaumont School
- Large Semi Detached Dwelling
- Five Bedrooms
- Split Over Three Levels
- Two Reception Rooms
- Large Rear Garden
- Potential To Extend (stpp)
- Garage & Driveway

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		
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