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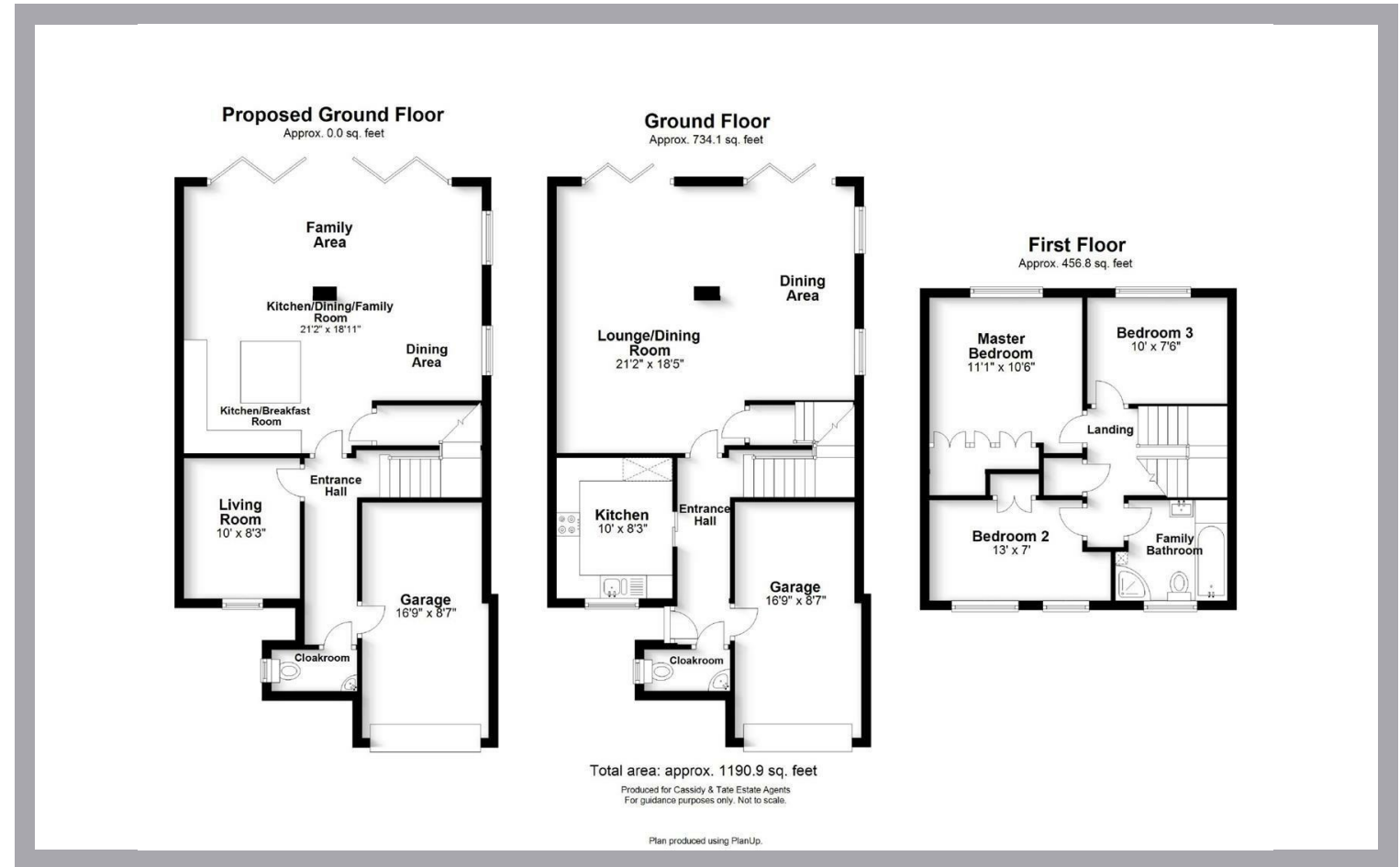
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Cassidy
&Tate
Your Local Experts



Award Winning Agency

CRAIGLANDS
ST. ALBANS
AL4 9AH



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.

All The Ingredients Needed For A Fabulous Lifestyle

Ideally located within the popular residential development of Jersey Farm is this lovely chain free three bedroom detached home. The property has been improved and is presented in a lovely decor throughout. Bright living spaces comprise of an entrance hall, downstairs cloakroom, open lounge/dining room with two sets of bi-folding doors, fitted kitchen, three good sized bedrooms and a family bathroom. Outside is a low maintenance and enclosed rear garden and to the front of the property a brick paved driveway provides off road parking which in turn leads to the garage. Craiglands is positioned in a peaceful cul de sac location within the popular Jersey Farm residential development. which is inside the catchment of excellent schools, Jersey Farm enjoys its own parade of shops including a 'Tesco' metro, doctor and dentist surgeries. St. Albans city centre and the mainline railway station is only a short distance away.



Specialists in Bespoke Properties

- Detached Family Home
- Close to Good Local Amenities
- Three Bedrooms
- Enclosed Rear Garden
- Catchment of Excellent Schools
- Chain Free
- Open Lounge/Dining Room
- Garage & Off Road Parking



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	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	