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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



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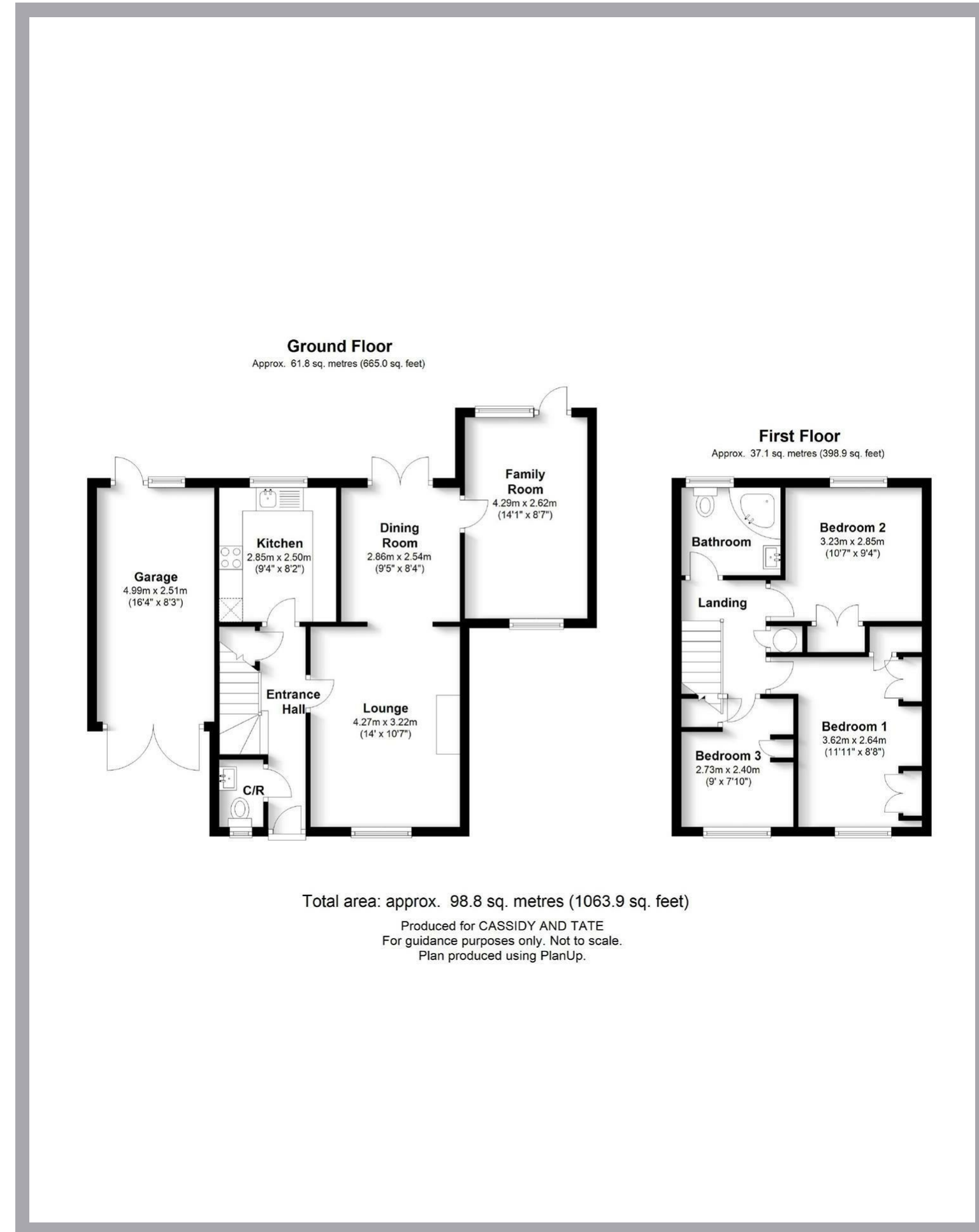
Price Guide £620,000

EPC Rating: G Council Tax Band: E



# All The Ingredients Needed For A Fabulous Lifestyle

A single storey extension to the rear has transformed this three bedroom detached property into a substantial sized home creating living spaces conducive to the busy everyday family lifestyles. The property is presented in good decorative order and features a 14ft lounge open to the dining room, a family room, a modern fitted kitchen and a cloakroom downstairs. On the first floor are three good sized bedrooms, all serviced by the family bathroom. Patio doors from the dining room open to the beautifully landscaped rear garden, which is stocked with a variety of mature flowers and shrubs. The property enjoys a south facing position to the front aspect and has off street parking which in turn leads to the garage. Ivinghoe Close is nestled in a cul de sac location within the ever popular Jersey Farm residential development, close to excellent schools and good local amenities. St. Albans city centre with its extensive shopping and leisure facilities and the mainline railway station remain 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

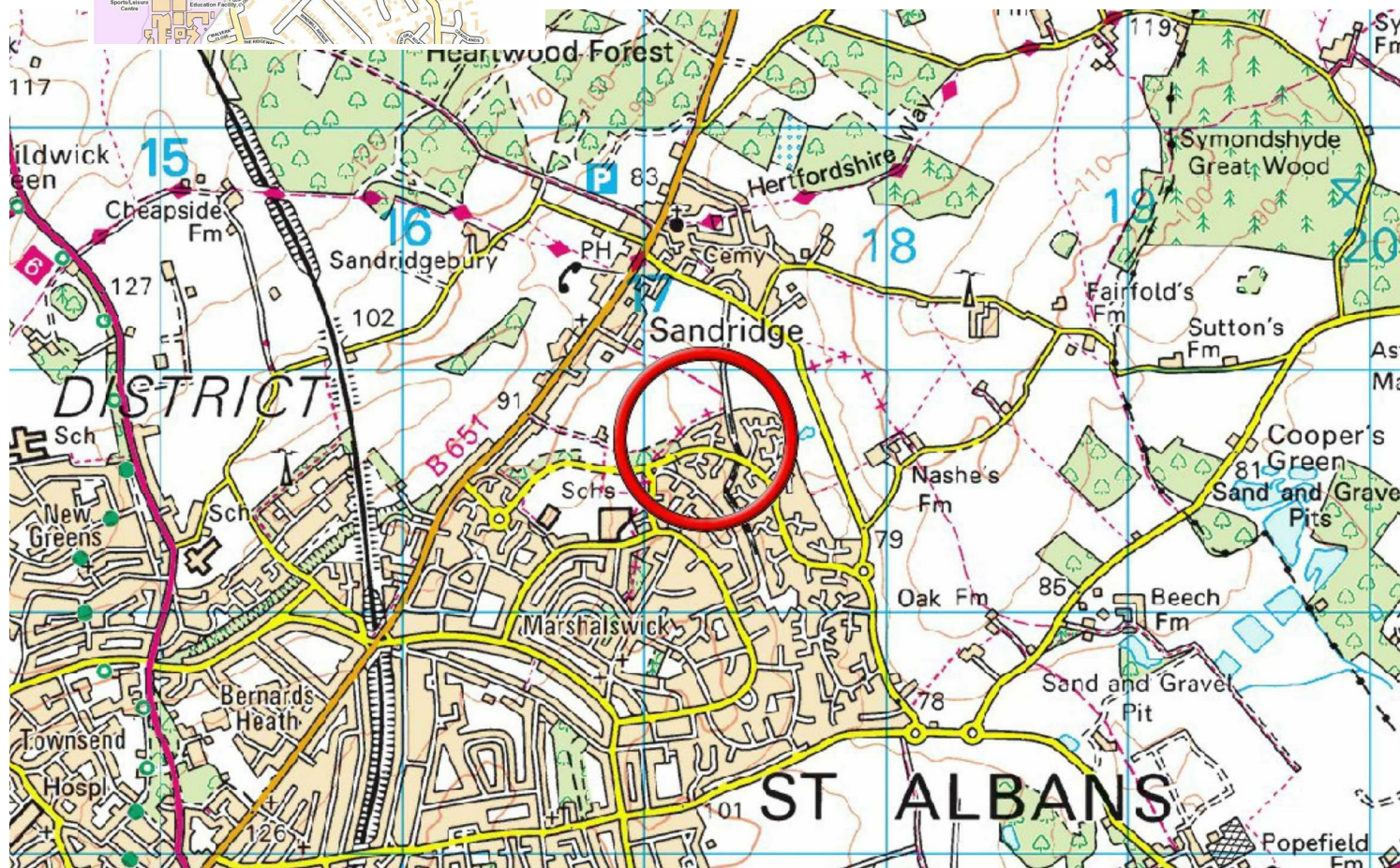
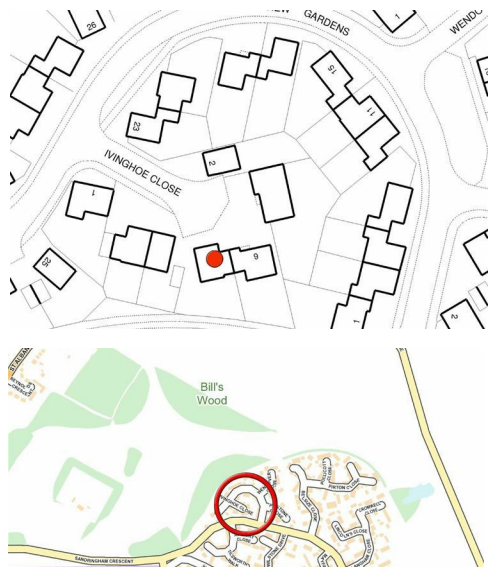
## Why Cassidy & Tate

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



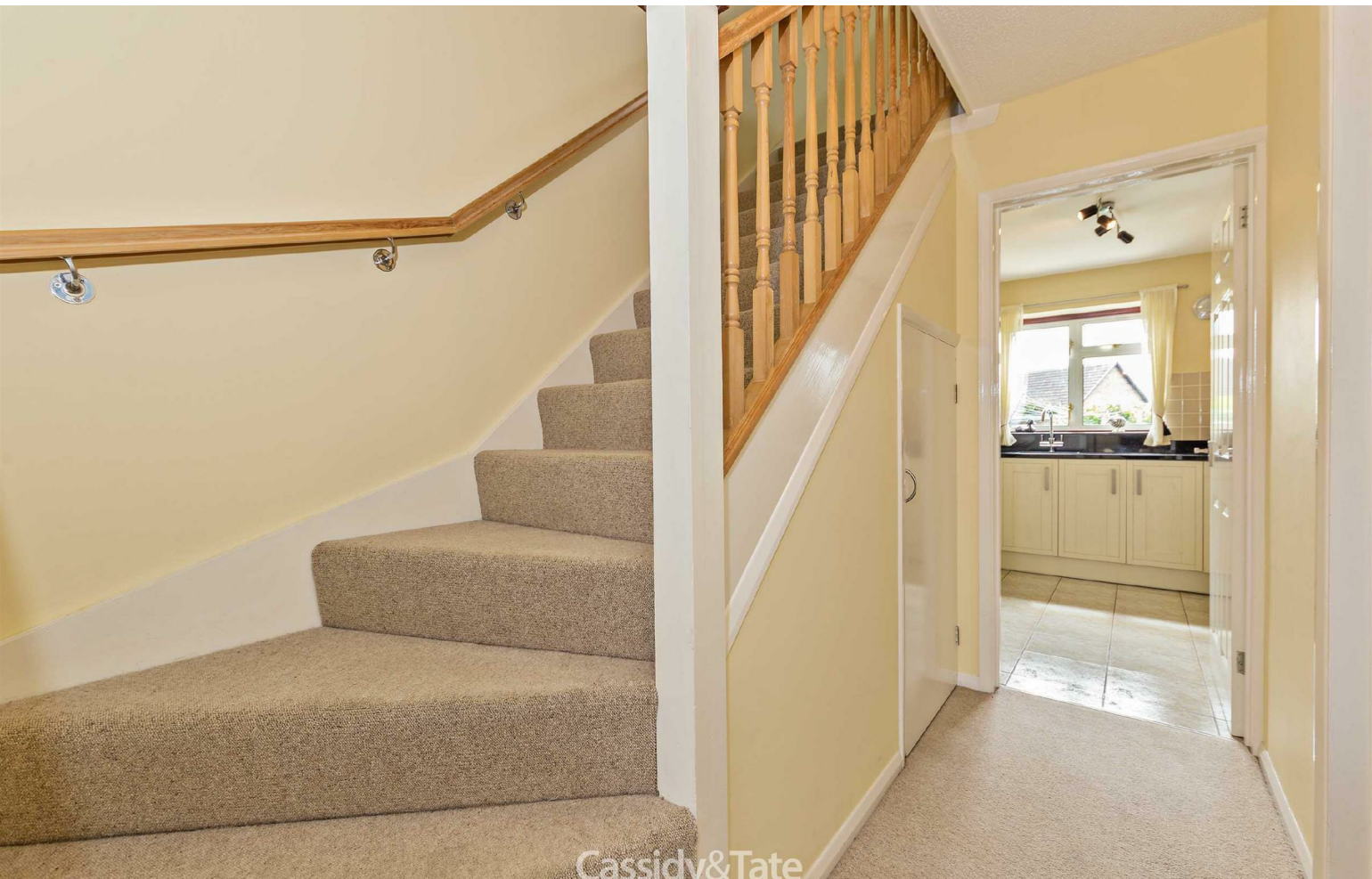
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## Specialists in Bespoke Properties

- Link Detached House
- Three Bedrooms
- Lounge/Diner
- Kitchen
- Family Bathroom
- Downstairs WC
- Landscaped Garden
- Located In Jersey Farm

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	





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