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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



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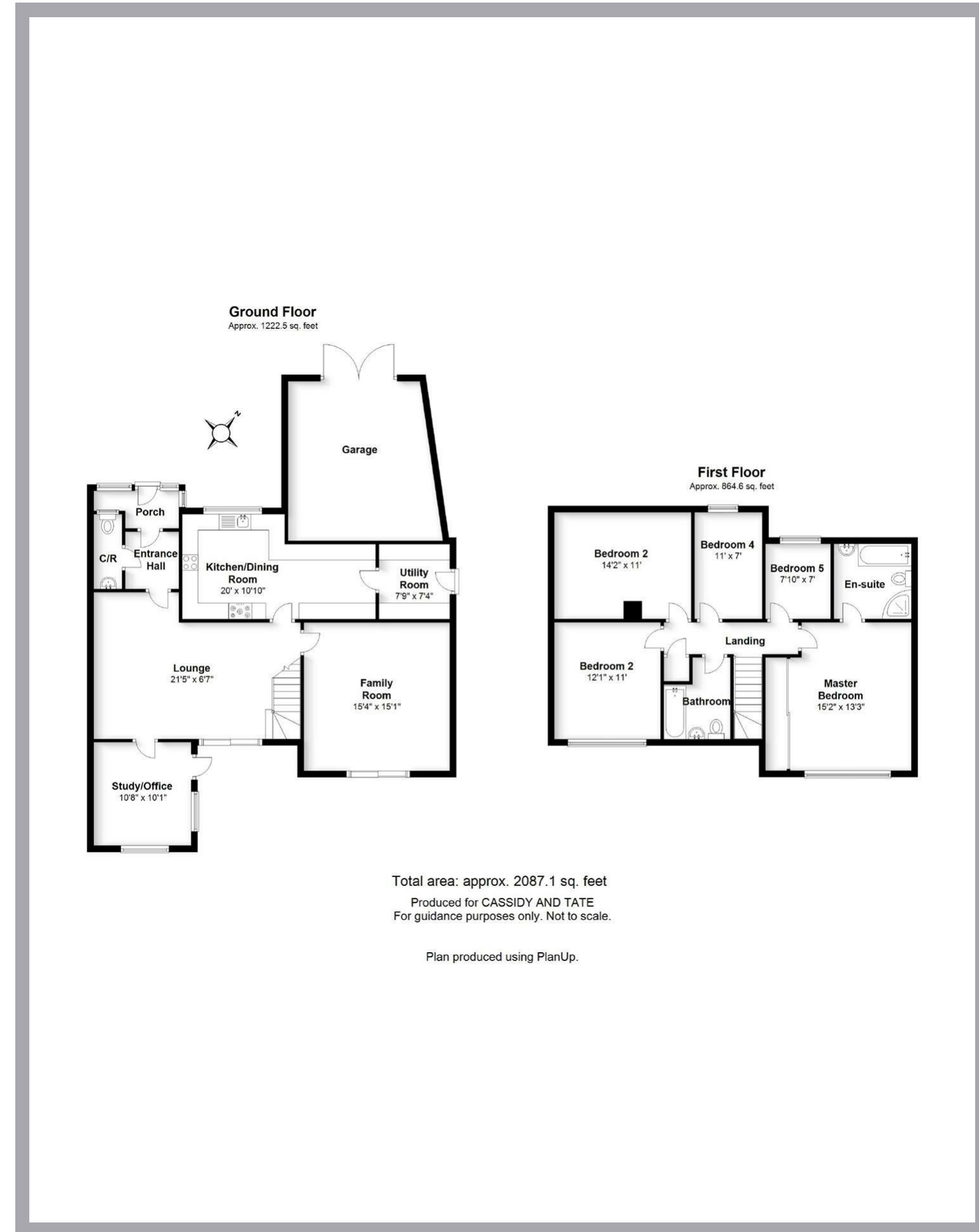
Guide Price £775,000

EPC Rating: G Council Tax Band: F

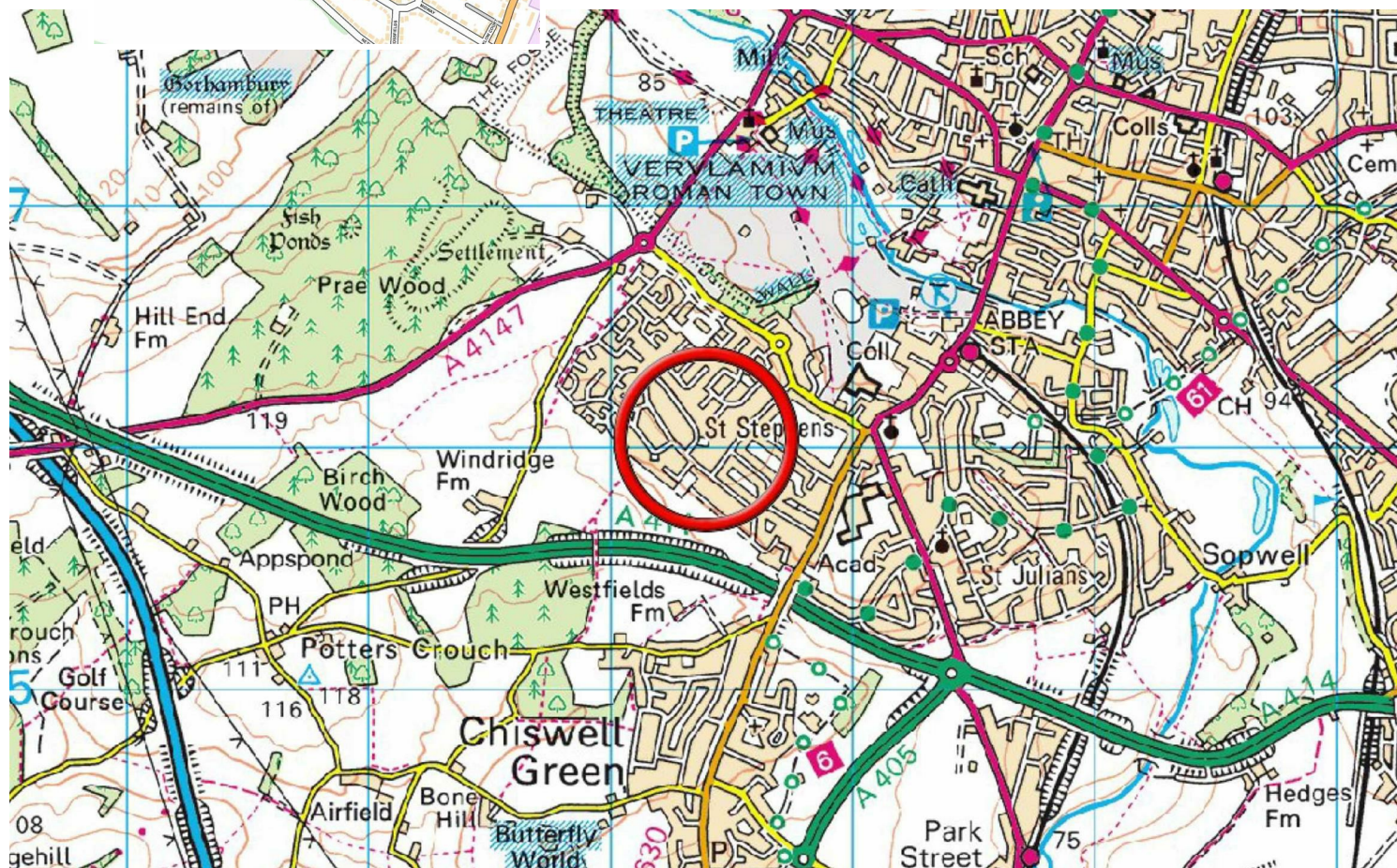
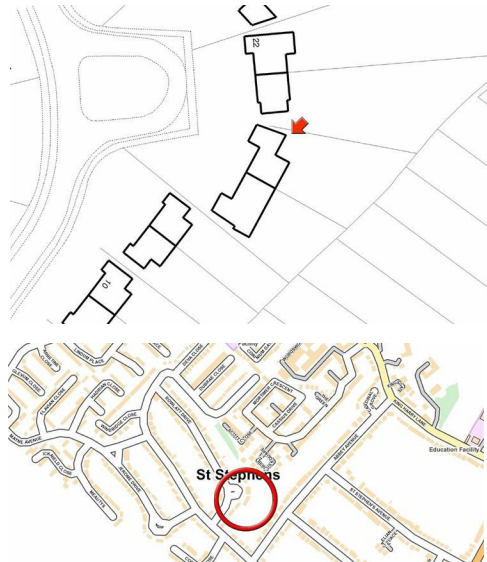


# All The Ingredients Needed For A Fabulous Lifestyle

An extended semi-detached family home with five bedrooms and three receptions in a quiet loop of a popular road in the highly sought after residential area of St Stephens. The property is well set back from the road providing off road parking for a number of vehicles and benefits from a much larger than average rear garden where you will find a good size raised heated swimming pool and entertaining area. Located to the South side of the City it is perfectly located for easy access to the city centre itself as well as the M1 and M25 motorway network. Local amenity shops are close by in Chiswell Green and the centre shops, park and mainline station are a short drive away.



# 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

- Semi Detached House
- Lounge
- Kitchen/Breakfast Room
- En-Suite Bathroom
- Five Bedrooms
- Dining Room
- Cloakroom & Utility Room
- Garage/Parking

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



