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Cassidy  
&Tate  
Your Local Experts



Award Winning Agency

HOLBORN CLOSE

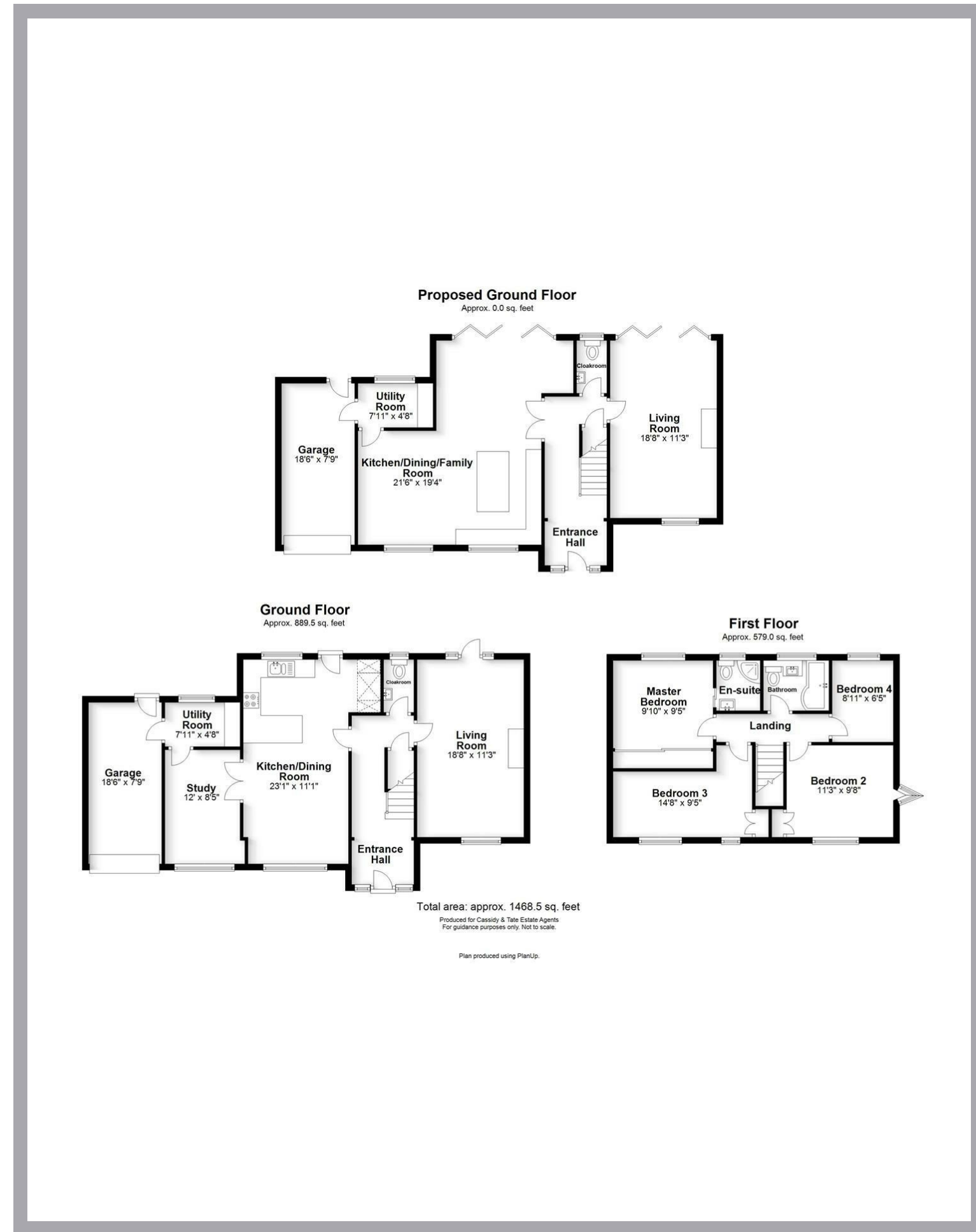
ST. ALBANS

AL4 9YG



# All The Ingredients Needed For A Fabulous Lifestyle

This Chain free Bovis four bedroom detached family home which has been designed for every day living. Modernised throughout to a nice standard, the property boasts living spaces that are spacious, and flow and connect beautifully. On the ground floor is a well proportioned dual aspect lounge with access to the rear garden. An contemporary kitchen/breakfast room is the perfect place for the family to come together that leads into the useful study/playroom. Upstairs, the master bedroom enjoys an en-suite shower room, whilst the family bathroom serves the remaining three bedrooms. The property is further enhanced by a low maintenance rear garden, a garage with a useful utility room and a driveway to the front allowing for off road parking. Holborn Close is located in the popular Jersey Farm residential area of St. Albans close to well regarded primary and secondary schools. Planning permission has now lapsed however it did have plans passed for a double storey extension to the rear. We believe this could be reinstated without too much added work stpp.



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 Sandringham
- Bovis Home
- Four Bedrooms
- Garage & Parking
- Chain Free
- Detached
- Three Reception Rooms
- Located In Jersey Farm



Cassidy&Tate

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>		
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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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