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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

CHANTRY LANE  
HATFIELD  
AL10 9HS

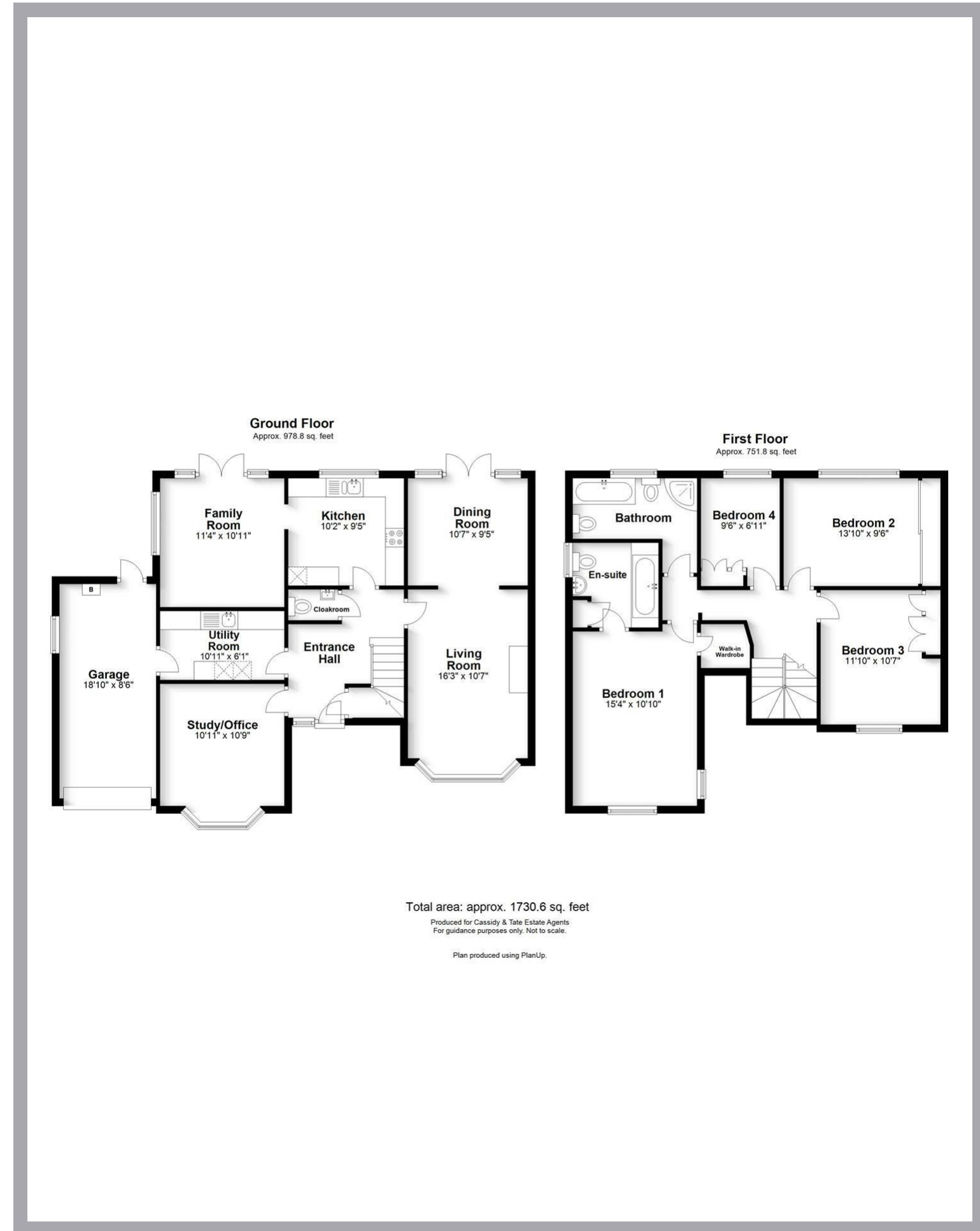
Guide Price £775,000

EPC Rating: D Council Tax Band: F



## All The Ingredients Needed For A Fabulous Lifestyle

Tucked away on a peaceful lane is this four bedroom, double fronted detached property that sits on a generous sized plot overlooking a wooded dell and which affords the discerning purchaser plenty of privacy. The property is well presented internally and features good sized living accommodation including an entrance hall, study/office with bay window, open plan back to front living room and dining room, fitted kitchen, family room, cloakroom, and utility room with courtesy door to the garage are on the ground floor. Three double bedrooms, one with en-suite, a fourth bedroom and a family bathroom are on the first floor. There is a block paved driveway to the front of the property providing off road parking for 3/4 cars which in turn leads to the garage and side gate leading to the rear of the property. Patio doors opening from the dining room and family room give access to the patio area which overlooks an attractive rear garden boasting an abundance of colourful and mature plants, shrubs and flowers. Chantry Lane is close to major Road links including the A1(M) and M25 to the South. There is a good choice of schools, shops and leisure facilities within Hatfield with St Albans and Welwyn Garden City easily accessible. Hatfield railway Station with its fast service to London's Kings Cross and its connection to St Pancras International is just over a mile away and Luton Airport is within 14 miles. Hatfield is also home to historic Hatfield House with its park and gardens.



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

- Detached
- Dressing Room & En Suite
- Driveway
- Quiet Location
- Four Bedrooms
- Garage
- Utility Room
- Council Tax Band F

| Energy Efficiency Rating                    | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 61                      | 73        |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |



