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Cassidy
& Tate
Your Local Experts



Award Winning Agency

WESTFIELD COURT

ST. ALBANS

AL4 9JN



Cassidy&Tate

All The Ingredients Needed For A Fabulous Lifestyle

Thoughtfully designed both inside and outside is this delightful four bedroom, end of terraced home situated in a quiet cul-de-sac location in the ever popular development of Jersey Farm. The current owners have introduced significant improvements to the property including a superb extension and detached home office/media room converted from the garage at the rear of the garden. Beautifully presented living spaces are arranged over three floors to provide the perfect family environment. On the ground floor is an entrance hall, cloakroom, a modern fitted kitchen and an open living/dining room where bi-folding doors open to bring the outside in. On the first floor are three bedrooms and the stylish family bathroom, whilst the fourth bedroom can be found on the second floor. Outside is a lovely landscaped rear garden with two decked patio areas, and plant and shrub borders. The home office/media room is accessed via the rear garden and is the perfect private retreat. Westfield Court is ideally located close to excellent amenities including a 'Tesco' express, doctor and dentist surgeries and is within the catchment of highly acclaimed local schools. There are good transport links with regular buses travelling to the city centre and the mainline railway station, linking St. Albans to London, St Pancras.



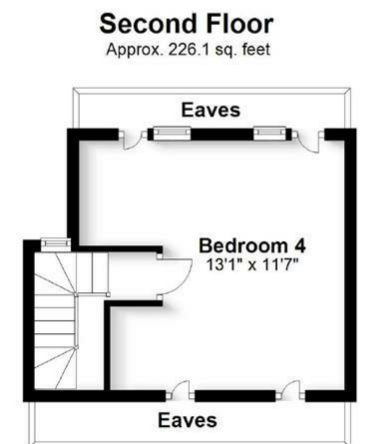
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Main area: Approx. 102.8 sq. metres (1106.8 sq. feet)
Plus outbuildings, approx. 16.3 sq. metres (175.1 sq. feet)

Produced for Cassidy & Tate Estate Agents
For guidance purposes only. Not to scale.

Plan produced using PlanUp.

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

- Extended End Terrace Home
- Large Landscaped Garden
- Four Bedrooms
- Large Separate Studio/Media Room
- Arranged Over Three Floors
- Cul-De-Sac Location
- Beautifully Presented

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	





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