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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

HIGH STREET
ST ALBANS
AL4 9BY

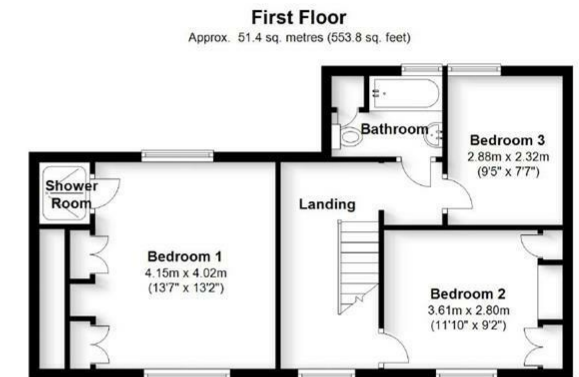
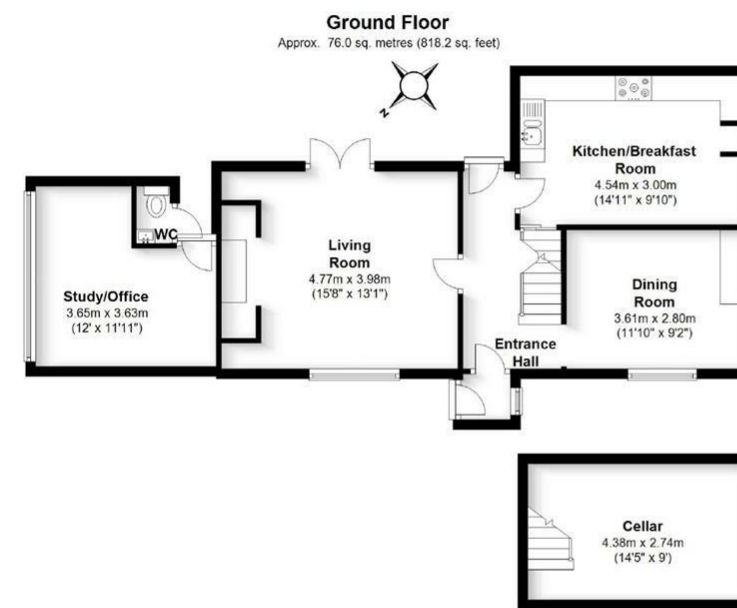
Guide Price £750,000

EPC Rating: G Council Tax Band: F



All The Ingredients Needed For A Fabulous Lifestyle

Hither Cottage is a handsome detached property with spacious adaptable living accommodation spread over three levels to include a 14ft cellar. This stunning cottage will make the perfect home for someone looking for old tradition where character and charming features such as beamed ceilings, Inglenook fireplace and latch doors will take you back in time. The property boasts a cosy and welcoming lounge with an open fire. A fitted kitchen/breakfast room, separate dining room and a study. Upstairs is the master bedroom with shower room, two additional bedrooms and a family bathroom. An extensive beautiful rear garden complements the property beautifully, whilst a further area of garden to the side allows for the potential to extend (stpp). Other benefits include an annexe facility, parking for four cars and a large covered entertaining area. Positioned with views overlooking rolling countryside the property combines the allure of a country style setting with the convenience of being approximately just under 2miles from St. Albans city centre.



Total area: approx. 127.5 sq. metres (1372.0 sq. feet)

Produced for CASSIDY AND TATE
For guidance purposes only. Not to scale. Outbuildings not included in square footage.
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

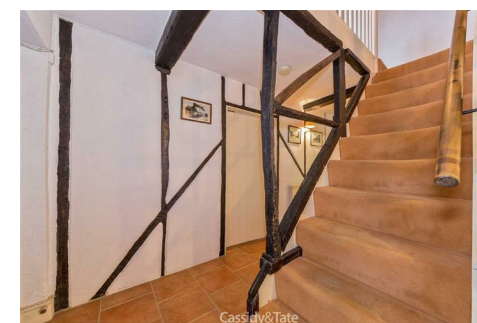
Why Cassidy & Tate

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



Cassidy&Tate

Specialists in Bespoke Properties

- Character Detached Cottage
- Located In High Street
- Three Bedrooms
- Three Reception Room
- Basement/Cellar
- Landscaped Rear Garden
- Off Street Parking To Side
- Chain Free

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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