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Cassidy
&Tate
Your Local Experts



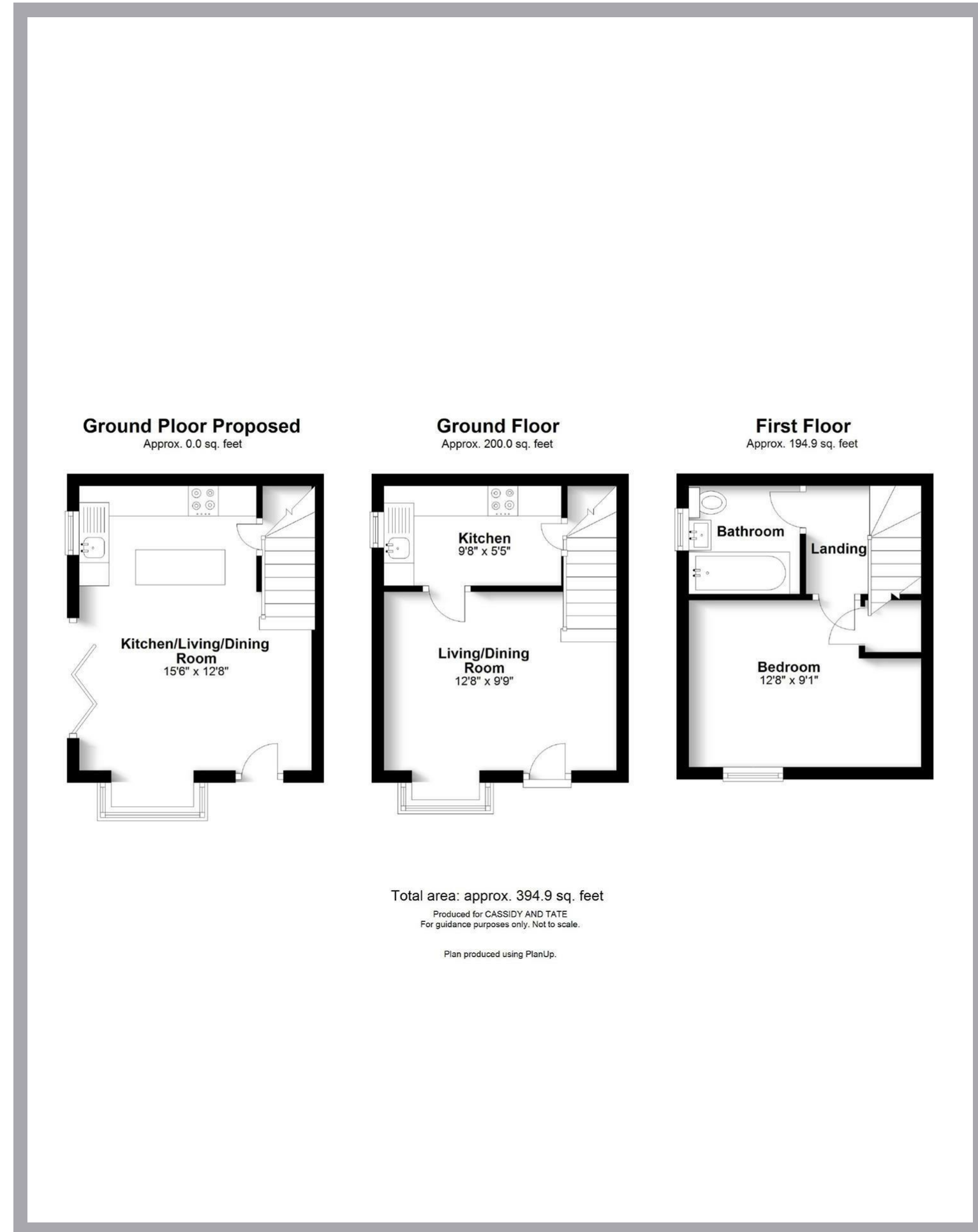
Award Winning Agency

HARNESS WAY
ST ALBANS
AL4 9HA



All The Ingredients Needed For A Fabulous Lifestyle

Maintained to a good standard throughout, this one double bedroom end of terraced Freehold house offers a surprising amount of living accommodation and is simply perfect as a 'first step' on the property ladder. Situated in the ever popular residential development of Jersey Farm the property has the potential to extend, subject to obtaining the relevant planning consents. Living accommodation comprises of a fitted kitchen, lounge/diner, one double bedroom and a bathroom. Further features include double glazing, gas central heating and the potential (stpp) to open up and install patio doors from the lounge area leading straight out into your private garden. The property also benefits from having an allocated parking space. Harness Way is nestled in a quiet cul-de-sac location within the heart of Jersey Farm. Jersey Farm enjoys its own good local facilities including a 'Tesco' Metro, a doctor and dentists surgeries, and a hairdressers. St. Albans city centre and mainline railway station is close by.



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

- Located In Jersey Farm
- One Double Bedroom
- Double Glazing
- Allocated Parking Space
- Freehold House
- Gas Central Heating
- Private Rear Garden
- 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	

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	

