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Cassidy  
&Tate  
Your Local Experts

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Award Winning Agency

[www.cassidyandtate.co.uk](http://www.cassidyandtate.co.uk)



WHEAT CLOSE  
ST ALBANS  
AL4 9NN

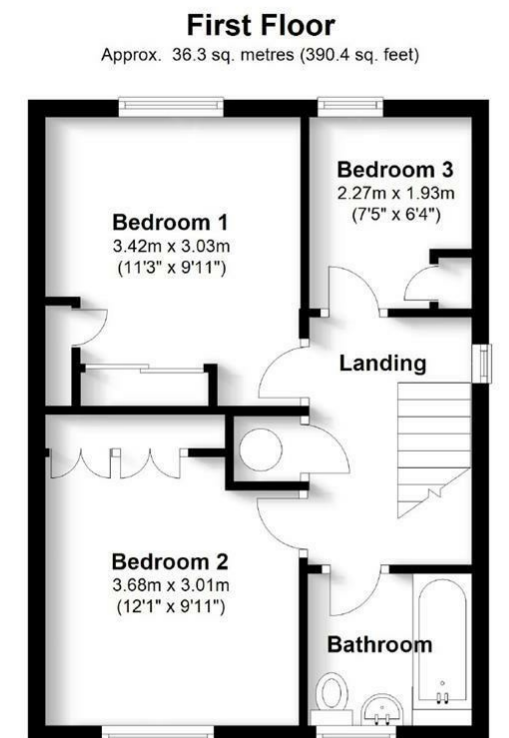
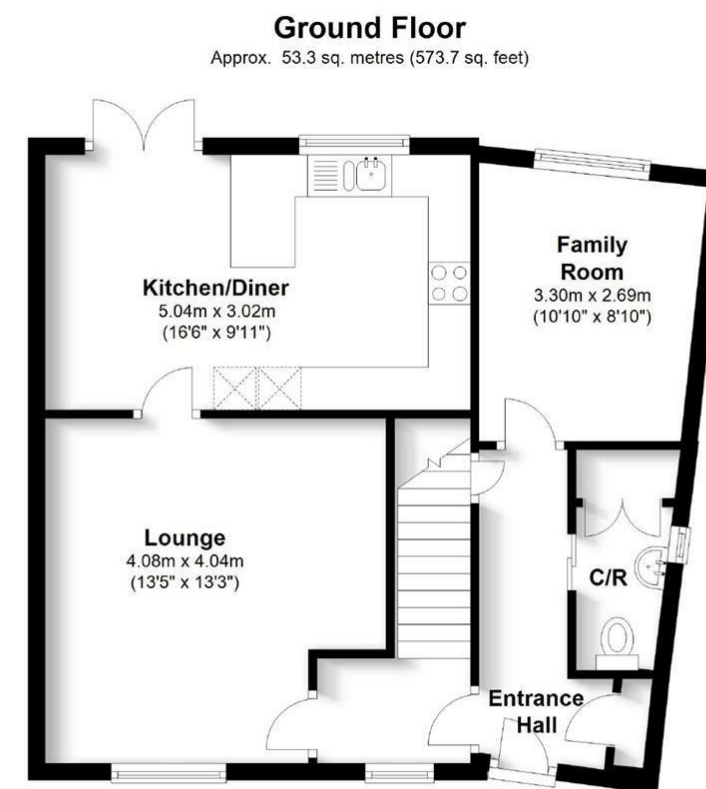
Guide Price £485,000





# All The Ingredients Needed For A Fabulous Lifestyle

Tucked away in peaceful cul de sac location is this three bedroom semi detached property. The property is positioned within the catchment of highly regarded local schooling as well as good local amenities. Internally the property benefits from well presented and spacious living accommodation including a 13ft lounge, a fitted kitchen/diner, a separate family room, and a downstairs cloakroom. On the first floor are three bedrooms and a family bathroom. The property further benefits from an enclosed rear garden and allocated parking. Wheat Close is situated on the fringes of Jersey Farm which benefits from good local amenities including a 'Tesco' metro, doctor and dentist surgeries and a hairdressers. St. Albans city centre with its extensive shopping and leisure facilities plus the mainline railway station remain only a short distance away.



Total area: approx. 89.6 sq. metres (964.1 sq. feet)

Produced for CASSIDY AND TATE  
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

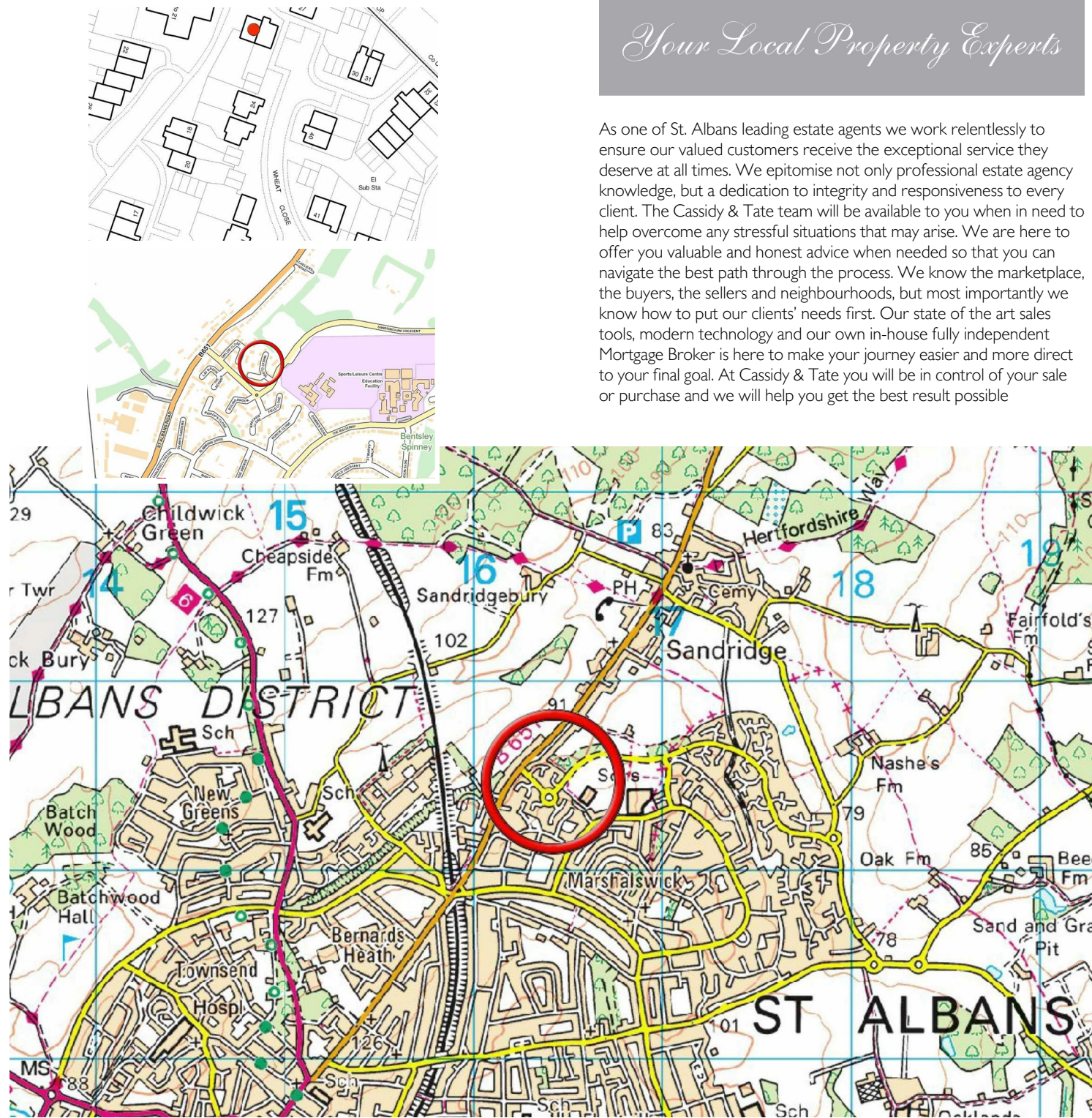
## Why Cassidy & Tate

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



Cassidy&Tate

## Specialists in Bespoke Properties

- Quiet Cul de Sac Location
- 3/4 Bedrooms
- Two Reception Rooms
- Enclosed Rear Garden
- Semi Detached
- Kitchen/Diner
- Allocated Parking & Garage
- 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	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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