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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

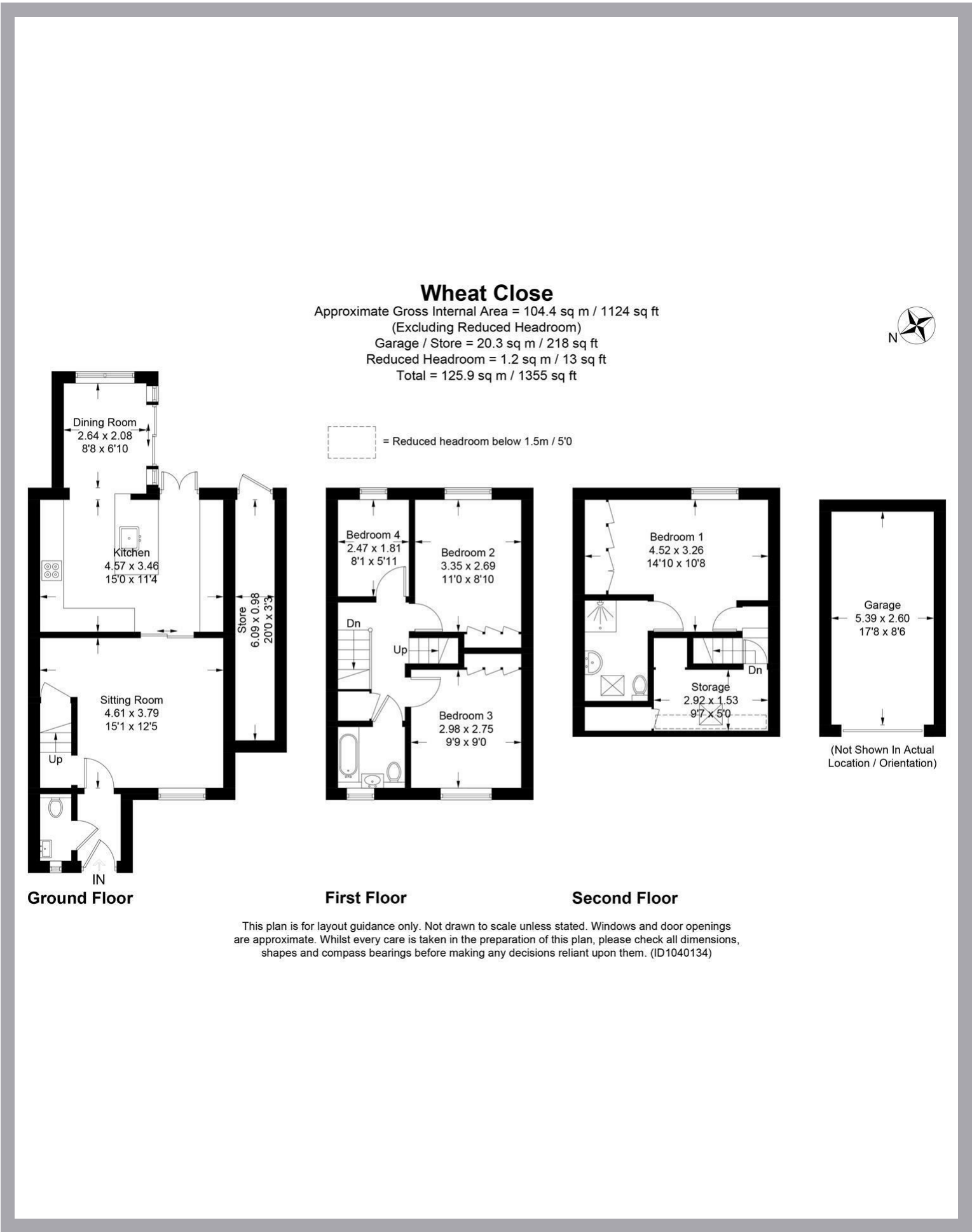
WHEAT CLOSE
ST. ALBANS
AL4 9NN

Price Guide £675,000



All The Ingredients Needed For A Fabulous Lifestyle

A skilfully extended four bedroom semi detached home situated just a short walk to the popular and Ofsted outstanding Sandringham School. The property has been enlarged on the ground floor to provide stylish accommodation on three levels to include a sitting room, modern kitchen/ breakfast room leading to a dining area with access to the rear garden. On the first floor, there are three bedrooms and a family bathroom and an additional fourth bedroom with en suite facilities on the second floor. Outside, there is a low maintenance redesigned garden and a garage en bloc with parking. Wheat Close is a sought after cul de sac situated on the fringes of Jersey Farm which benefits from good local amenities including a 'Tesco' metro, doctor and dentist surgery. St. Albans city centre with its extensive shopping and leisure facilities plus the mainline railway station remain only a short distance away as well as Heartwood Forest and the village of Sandridge.



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



Specialists in Bespoke Properties

- Semi detached home
- No Upper Chain
- Garage with parking
- Short walk to Sandringham
- Four Bedrooms
- Modern design
- Main bedroom with en suite
- Council Tax D £2,094

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(81-91) B	
(69-80) C	69
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
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	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

