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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)

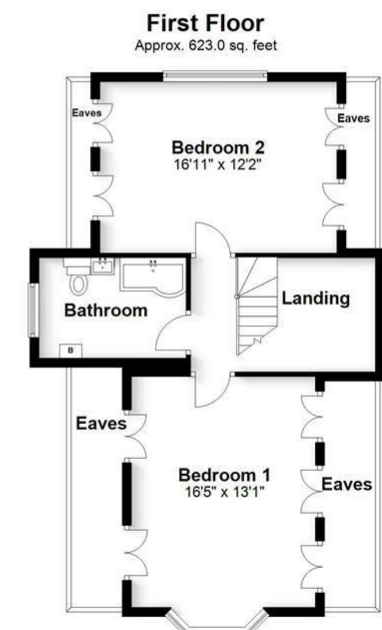
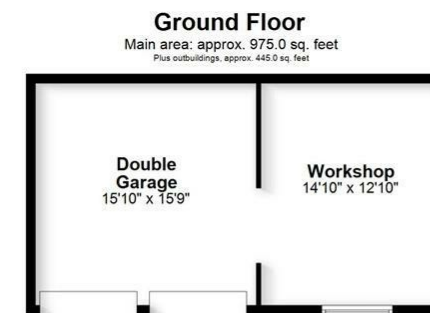
GREAT NORTH ROAD  
WELWYN GARDEN CITY  
AL8 7TJ

Price Guide £650,000



## All The Ingredients Needed For A Fabulous Lifestyle

A four bedroom detached home offering generous and versatile accommodation offered for sale with no upper chain located in this sought after location in Welwyn Garden City. The property is accessed via electronic gates with ample parking to the front and a double garage and workshop to the rear approximately 445 square feet in size which could be modified and converted to an annex. The ground floor consists large living room, study, two bedrooms and modern kitchen with downstairs cloakroom. On the first floor, there is a large main bedroom, modern bathroom and an additional bedroom. Great North Road is on the Stanborough side of Welwyn Garden City, connects the main A1 (M) motorway, runs out past the Bocket Hall Estate and villages - Wheathampstead, and is located within walking distance of Stanborough Lakes and parklands. Close by are the sought after schools of Applecroft primary, St John's CE, JMI schools and Stanborough secondary school. A short drive away is the main high street shopping centre of Welwyn Garden City including John Lewis, Waitrose, and The Howard Shopping Centre. Mainline rail station (London Kings Cross 25 minutes) is a couple of miles away.



Main area: Approx. 148.5 sq. metres (1598.1 sq. feet)  
Plus outbuildings: approx. 41.3 sq. metres (445.0 sq. feet)

Produced for Cassidy & Tate Estate Agents. For guidance purposes, 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



## Specialists in Bespoke Properties

- Four Bedroom Detached
- No Upper Chain
- Double Garage/Workshop
- Modern Kitchen & Bathroom
- Generous Accommodation
- Council Tax Band E £2,719
- Ample Parking
- Large Main Reception & Bedroom

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
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