

St Albans Office  
10 High Street, St Albans  
Herts AL3 4EL  
01727 228428  
stalbans@cassidyandtate.co.uk

Marshalswick Office  
59 The Quadrant, St Albans,  
Herts AL4 9RD  
01727 832383  
marshalswick@cassidyandtate.co.uk

Wheathampstead Office  
39 High Street, Wheathampstead,  
Herts AL4 8BB  
01582 831200  
wheathampstead@cassidyandtate.co.uk

Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

ELMWOOD  
WELWYN GARDEN CITY  
AL8 6LD

Price Guide £995,000

EPC Rating: D Council Tax Band: F



# All The Ingredients Needed For A Fabulous Lifestyle

A charming four bedroom semi-detached family home situated in one of the town's most sought after roads, a stone's throw away from the highly regarded Applecroft JMI school and within close proximity of Stanborough schools as well the extensive amenities of Welwyn Garden city and the mainline rail station providing an excellent service to London. The property has undergone a single storey extension to the rear but subject to obtaining the relevant planning consents, there is scope to further extend. The property is arranged over three levels and offers good sized accommodation for the growing family. Living accommodation is well presented and briefly comprises of an entrance hall, cloakroom, dining room, living room, open kitchen/family room, inner lobby with courtesy door to garage. Upstairs are three double bedrooms and a bathroom on the first floor with a fourth bedroom plus en-suite and plenty of eaves storage on the second floor. Patio doors from the living room and family room both open onto the lovely rear garden which is mainly laid to lawn with mature shrub and flower bed borders. To the front of the property is a driveway providing off road parking which in turn leads to the garage and arch leading to door into inner lobby. Welwyn Garden City town centre boasts many amenities including the Howard Shopping Centre, John Lewis, Waitrose to name but a few.



Total area: approx. 1960.5 sq. feet

Produced for Cassidy & Tate Estate Agents  
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

- School Catchment
- Over Three Levels
- Two Bathrooms
- Three Receptions
- Large Semi Detached
- Four Bedrooms
- Extended Ground Floor
- Leasehold 90+ Years Left

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



