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Cassidy  
&Tate  
Your Local Experts



Award Winning Agency

WESTFIELD COURT  
ST. ALBANS  
AL4 9JN



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# All The Ingredients Needed For A Fabulous Lifestyle

Thoughtfully designed both inside and outside is this delightful four bedroom, end of terraced home situated in a quiet cul-de-sac location in the ever popular development of Jersey Farm. The current owners have introduced significant improvements to the property including a superb extension and detached home office/media room converted from the garage at the rear of the garden. Beautifully presented living spaces are arranged over three floors to provide the perfect family environment. On the ground floor is an entrance hall, cloakroom, a modern fitted kitchen and an open living/dining room where bi-folding doors open to bring the outside in. On the first floor are three bedrooms and the stylish family bathroom, whilst the fourth bedroom can be found on the second floor. Outside is a lovely landscaped rear garden with two decked patio areas, and plant and shrub borders. The home office/media room is accessed via the rear garden and is the perfect private retreat. Westfield Court is ideally located close to excellent amenities including a 'Tesco' express, doctor and dentist surgeries and is within the catchment of highly acclaimed local schools. There are good transport links with regular buses travelling to the city centre and the mainline railway station, linking St. Albans to London, St Pancras.



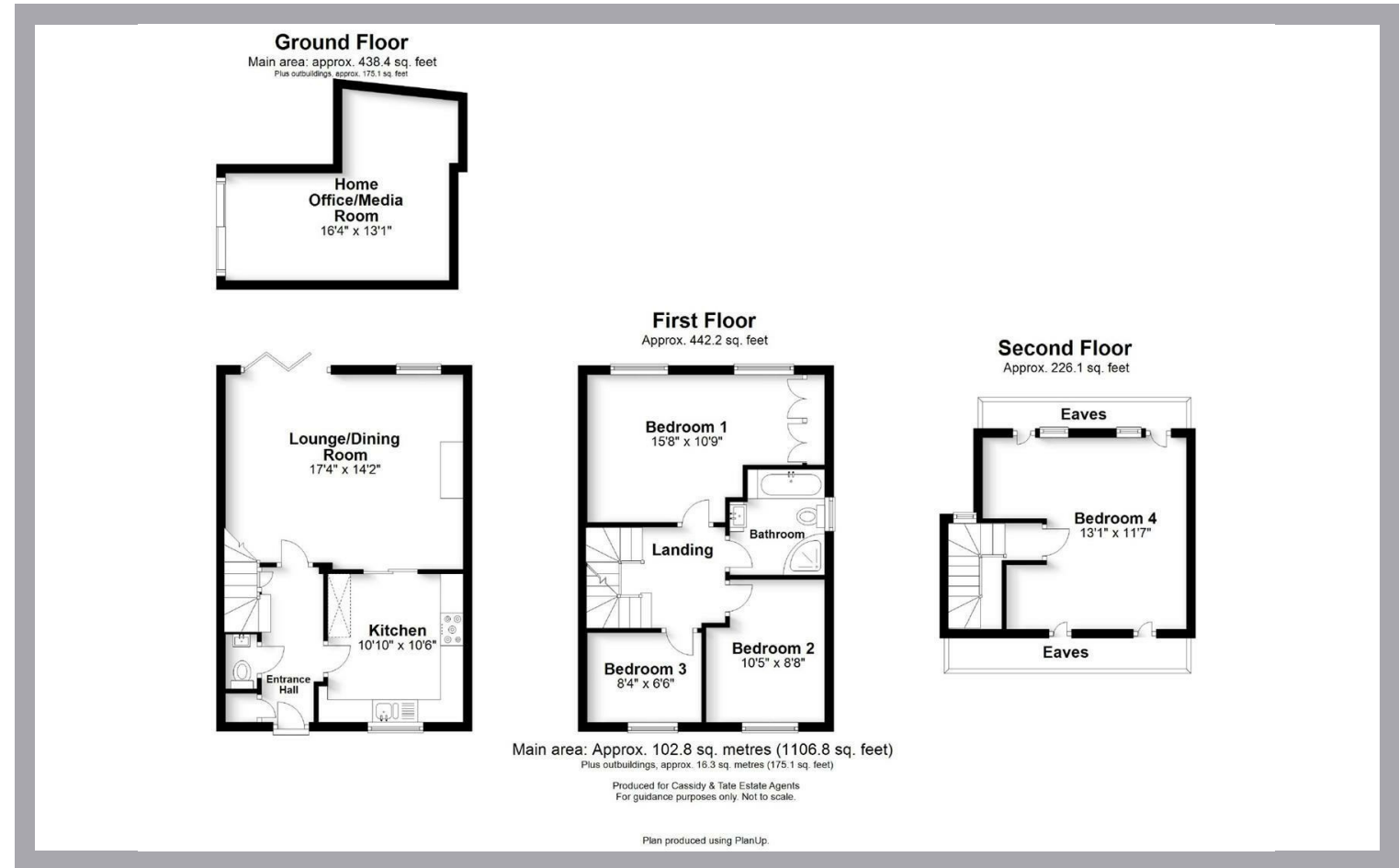
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Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.



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## Specialists in Bespoke Properties

- Extended End Terrace Home
- Four Bedrooms
- Arranged Over Three Floors
- Beautifully Presented
- Large Landscaped Garden
- Large Separate Studio/Media Room
- Cul-De-Sac Location

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 <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			
(21-38) F			
(1-20) G		1	1
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	