



## All The Ingredients Needed For A Fabulous Lifestyle

A chain free two bedroom end of terrace property positioned on a corner plot and nestled in a cul de sac location in the popular residential development of Jersey Farm to the east of the city . The property has been well maintained to a lovely standard throughout although could benefit from updating to a degree. Approached via a pedestrian residents' walkway, with no vehicles, to the front, there is an entrance hall leading to a generous living dining room and in turn to a kitchen breakfast room. There are two first floor bedrooms and first floor bathroom. Outdoor entertaining is made easy via double glazed patio doors which open to the lovely rear garden which is well tended and is mainly laid to lawn, There is also off road parking to the rear of the property and an en bloc garage to the rear with direct access from the garden. Conveniently placed for excellent sought after schools and good local amenities including local shops, dentists and doctors.

REGENT CLOSE

ST. ALBANS

AL4 9TR

Guide Price £435,000





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## Specialists in Bespoke Properties

- No Onward Chain
- End of Terrace
- Parking
- Close To Shops
- Needing Updating
- Two Bedrooms
- Cul de Sac
- Garage
- Close To Schools

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		
		<b>87</b>
	<b>70</b>	
<b>England &amp; Wales</b>	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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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# 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



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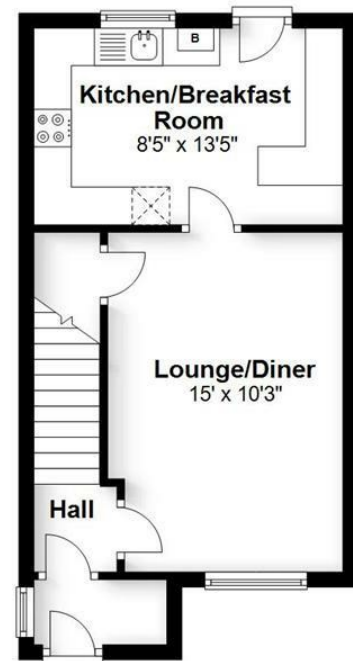
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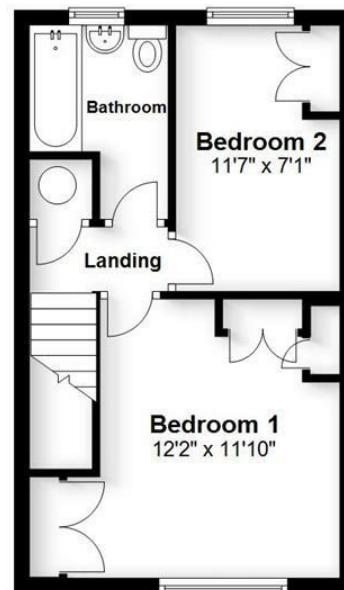
### Ground Floor

Main area: approx. 341.3 sq. feet  
Plus garage, approx. 153.5 sq. feet



### First Floor

Approx. 323.1 sq. feet



Main area: Approx. 61.7 sq. metres (664.4 sq. feet)  
Plus garage, approx. 14.3 sq. metres (153.5 sq. feet)

Produced for Cassidy & Tate Estate Agents  
For guidance purposes only. Not to scale.

Plan produced using PlanUp.

## Award Winning Agency