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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

HOLBORN CLOSE
ST ALBANS
AL4 9YG

Guide Price £825,000

EPC Rating: G Council Tax Band: G



All The Ingredients Needed For A Fabulous Lifestyle

A superb double storey extension has transformed this attractive five bedroom detached Bovis property creating a comfortable family home which has been designed for every day living. Modernised throughout to a lovely standard, the property boasts living spaces that are spacious, and flow and connect beautifully. On the ground floor is a well proportioned lounge with double doors into the separate dining room and a conservatory bathed in natural light. An 18ft contemporary kitchen/breakfast room is the perfect place for the family to come together. A cloakroom, a covered court yard, accessible from the dining room completes the downstairs. Upstairs, the master bedroom enjoys an en-suite, whilst a further shower room serves the remaining four bedrooms. Externally, the property is further enhanced by a low maintenance rear garden, a garage with a useful utility room and a driveway to the front allowing for off road parking. Holborn Close is located in the popular Jersey Farm residential area of St. Albans, close to excellent schools.



Total area: approx. 180.0 sq. metres (1937.5 sq. feet)
 Produced for CASSIDY AND TATE
 For guidance purposes only. Not to scale. Outbuildings not included in square footage.
 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

- Fully Refurbished Bovis Home
- Five Bedrooms
- Kitchen/Breakfast Room
- Double Storey Extension
- Four Reception Rooms
- Two Bath/Shower Rooms
- Downstairs Cloakroom
- Garage & Utility Room

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	



