

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

HOLBORN CLOSE  
ST ALBANS  
AL4 9YG

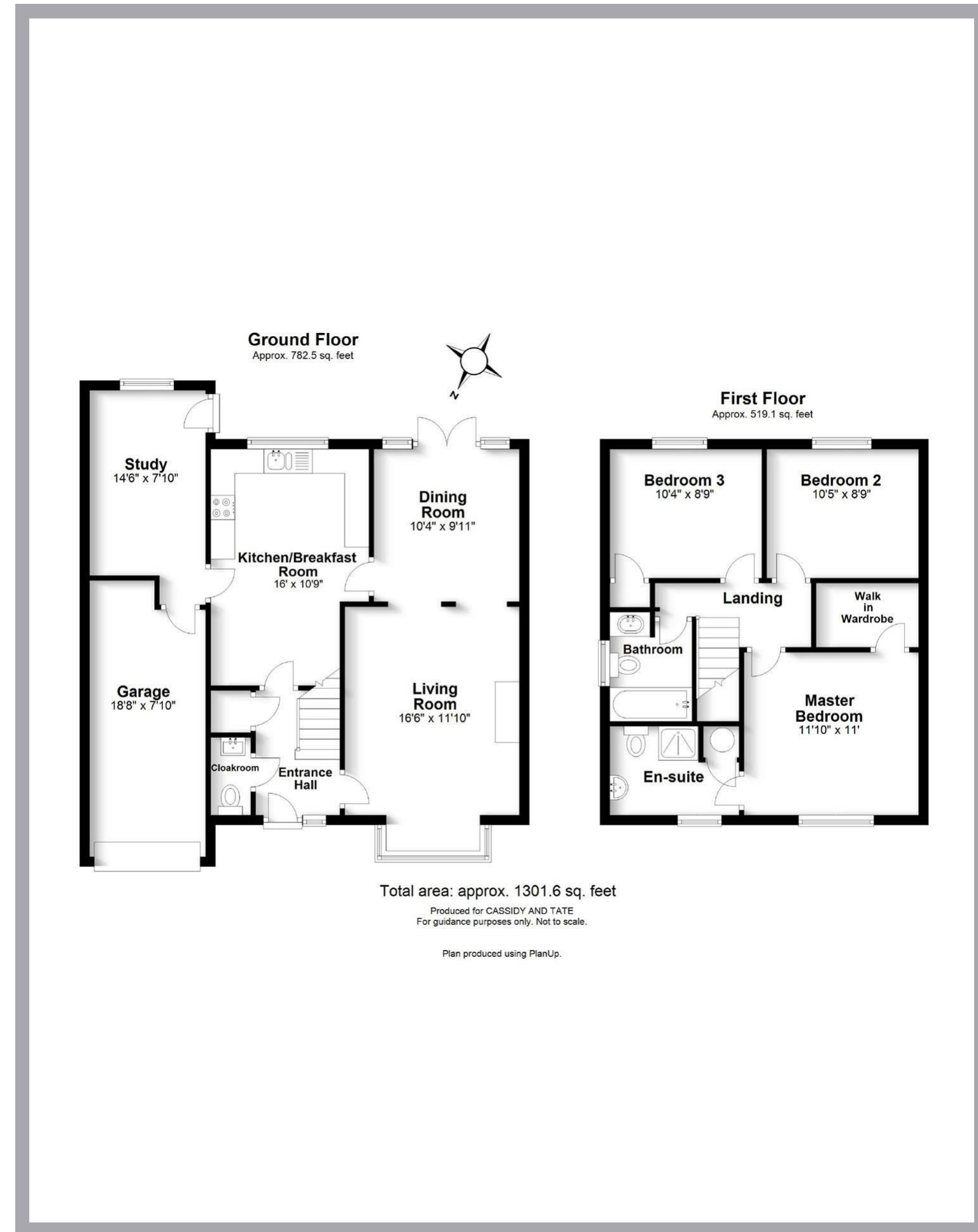
Price Guide £700,000

EPC Rating: G Council Tax Band: F



## All The Ingredients Needed For A Fabulous Lifestyle

An attractive three bedroom detached Bovis family home situated in a lovely cul de sac position, within the catchment of excellent primary and secondary schools, in the ever popular residential development of Jersey Farm. The property sits upon a good sized plot and has the potential to extend, subject to obtaining the relevant planning consents. Internally the property boasts spacious accommodation that is well presented and living spaces that connect beautifully. The ground floor accommodation affords a particular well thought out layout comprising of an entrance hall, cloakroom, living room open to the dining room, kitchen/breakfast room and a study. On the first floor are three double bedrooms. The master bedroom enjoys the facilities of an en-suite whilst the two remaining rooms are served by the family bathroom. Outside is a low maintenance rear garden which is fully enclosed by timber boundary fencing, mainly laid to lawn and a patio area. To the front of the property is a driveway providing off road parking for two cars. Jersey Farm benefits from its own parade of shops, doctor and dentist surgeries and a public house. The more comprehensive shopping and leisure facilities of the city centre and the mainline railway station remain only a short distance away.



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

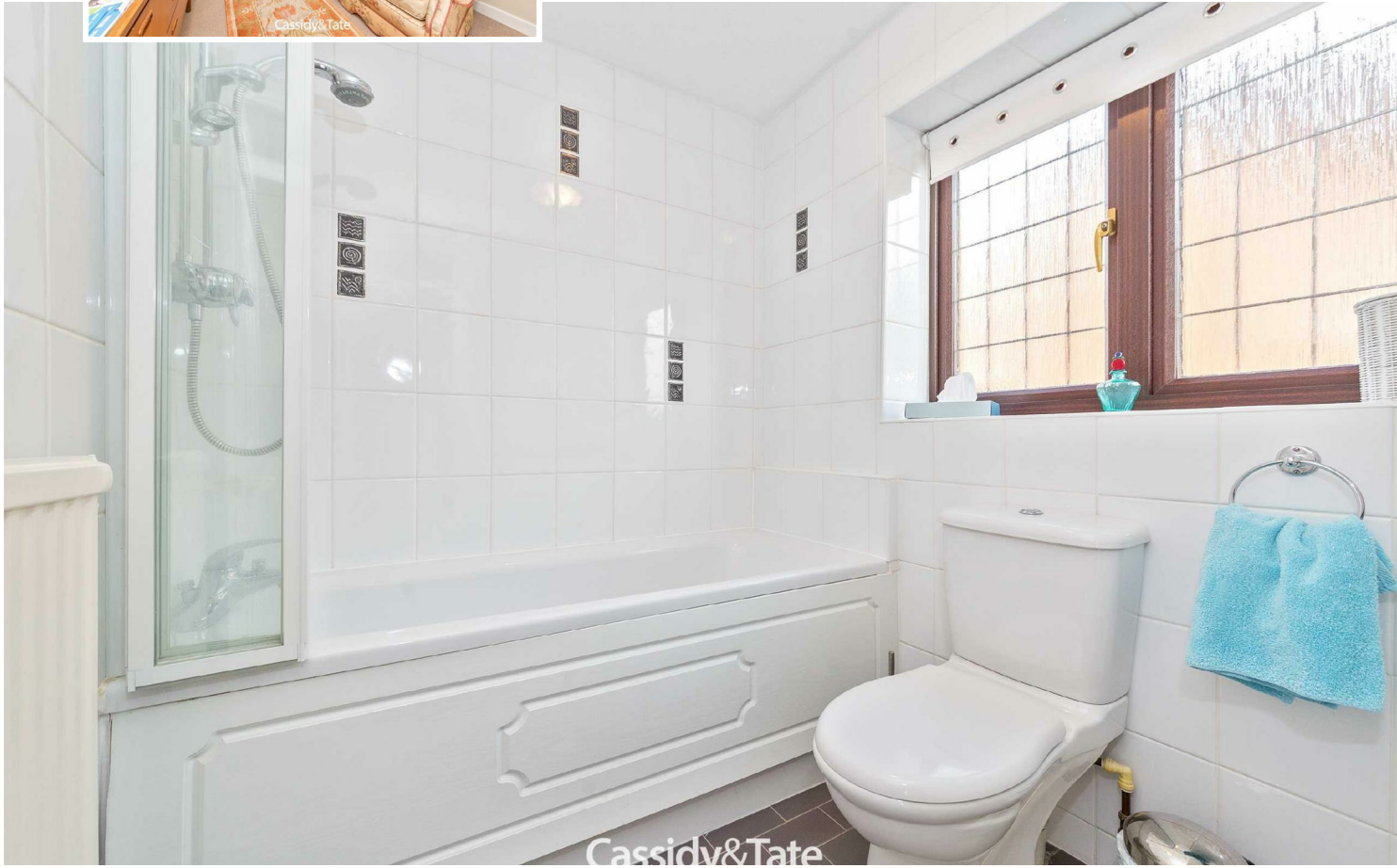
As one of St. Albans leading estate agents we work relentlessly to ensure our valued customers receive the exceptional service they deserve at all times. We epitomise not only professional estate agency knowledge, but a dedication to integrity and responsiveness to every client. The Cassidy & Tate team 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

- Located In Jersey Farm
- Three Bedrooms
- Three reception Rooms
- Potential To Extend (stpp)
- Bovis Detached House
- En-Suite To Master
- Garage & Parking
- Chain Free



Cassidy&Tate

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	



