

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  
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Award Winning Agency



www.cassidyandtate.co.uk

PIRTON CLOSE  
ST ALBANS  
AL4 9YJ

Guide Price £900,000

EPC Rating: D Council Tax Band: F



# All The Ingredients Needed For A Fabulous Lifestyle

A fine detached five bedroom property situated within a peaceful cul de sac location in the ever popular residential development of Jersey Farm with magnificent views over the countryside. This superb family home combines a cleverly thought out layout with contemporary features. The ground floor accommodation affords particularly well considered rooms that offer living spaces with families in mind. The living room is a generous sized room which opens to the dining room, perfect for when entertaining. A third reception leads from the entrance hall which would be a perfect study or gymnasium. The kitchen/breakfast room, fitted with contemporary wall and base units is great for informal dining. There is also a utility room and cloakroom. On the second floor the principle bedroom takes precedence with double Juliet doors looking over Jersey farm, en-suite shower room and its own private walk in dressing room. Whilst the remaining four bedrooms are served by the family bathroom located on the first floor. A lovely low maintenance rear garden is privately enclosed with two patio area's and to the front is a driveway providing off road parking for at least 3 vehicles. Pirton Close is conveniently positioned for excellent schools and good local amenities including a 'Tesco' metro, a doctor and dentist surgeries and eateries. St Albans 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

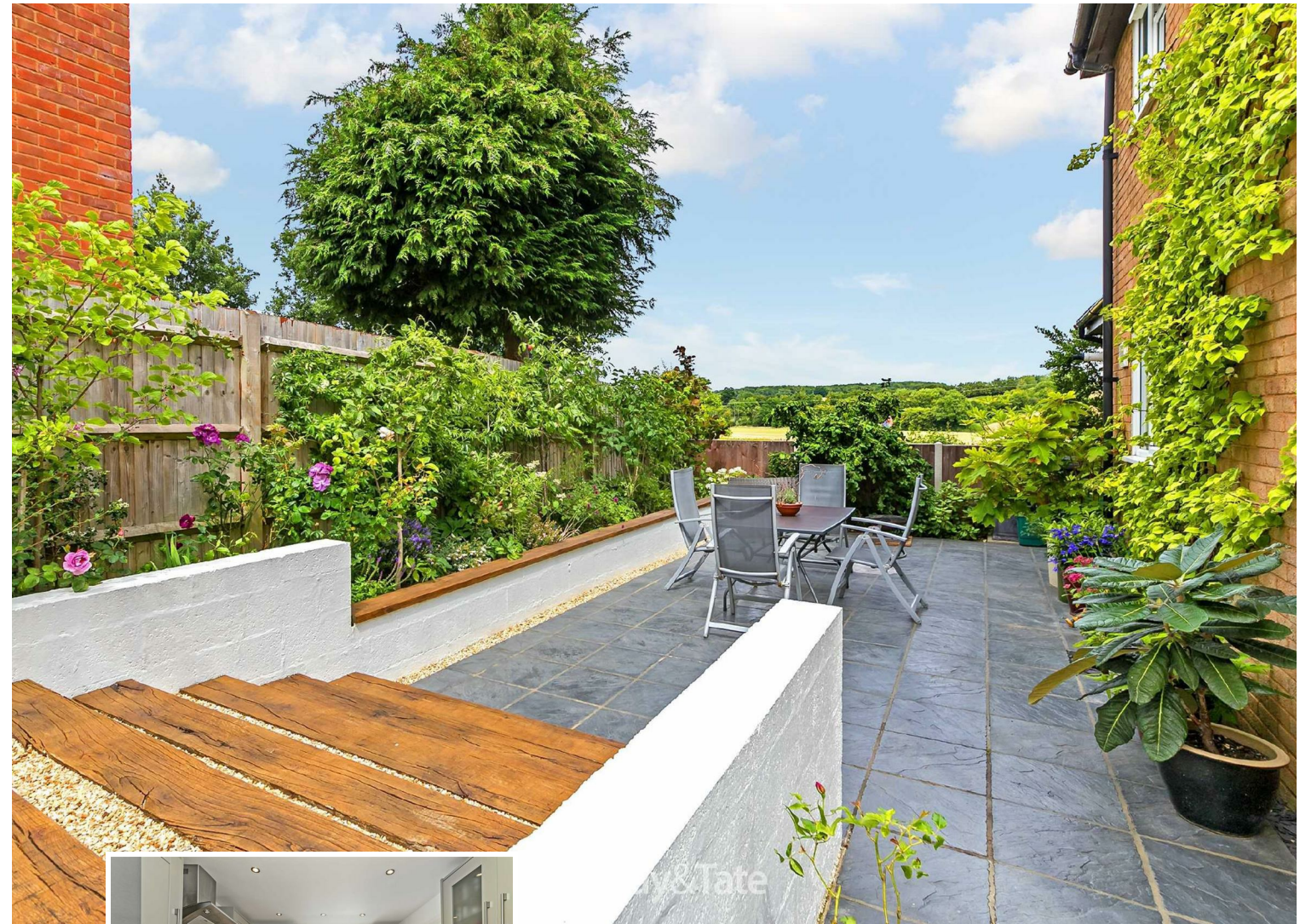
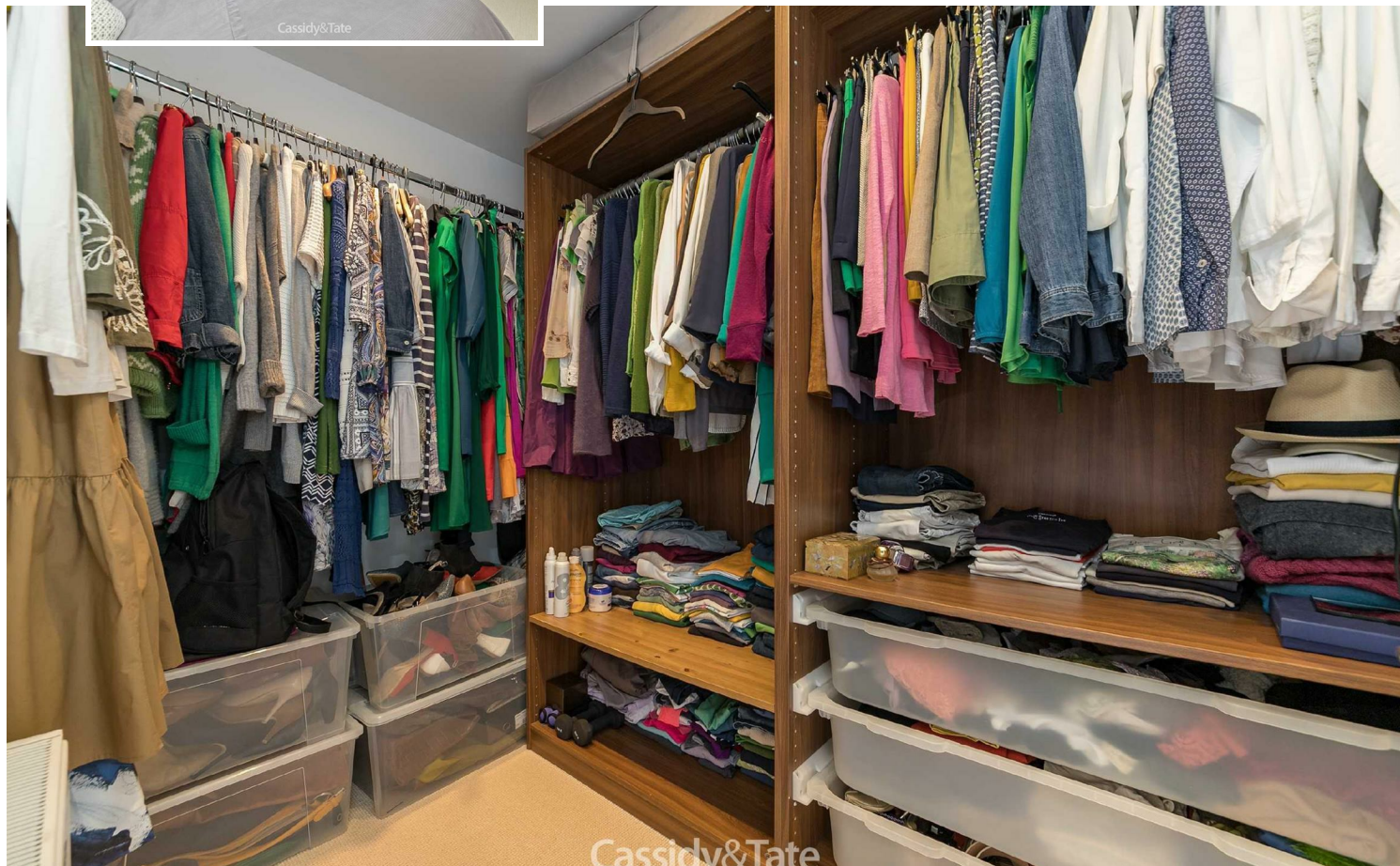
## Why Cassidy & Tate

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



## Specialists in Bespoke Properties

- Beautiful Countryside Views
- Five Bedrooms
- Split Over Three Levels
- Fully Refurbished Throughout
- Detached House
- Three Reception Rooms
- En-Suite, Cloak & Utility Room
- Landscaped Gardens

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



