

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

Knightsbridge Office  
45 Pont Street, Knightsbridge  
London SW1X 0BD  
020 7629 9966  
26@theknightsbridgeoffice.co.uk

Cassidy  
&Tate  
Your Local Experts



Award Winning Agency

ELLIS FIELDS  
ST. ALBANS  
AL3 6BQ



## All The Ingredients Needed For A Fabulous Lifestyle

Nestled within a peaceful location and in one of St. Albans most desirable modern developments, this immaculate, five double bedroom, detached family residence offers effortless living with a sense of space and style set in beautiful surroundings. The property flows beautifully over two levels and measures over 2,800sq ft and subject to obtaining the relevant planning consents, has potential to increase. The floorplan design can be adapted to allow for open plan living but as is offers accommodation conducive to the busy family lifestyles. Over the years the current owners remodelled and refurbished the property throughout creating a welcoming and comfortable home with a stylish modern décor and good quality fixtures and fittings. Five living areas include a 22ft living room with feature fireplace lending a cosy feel, a conservatory bathed in natural daylight open to the family room, playroom/study, and a luxury fitted kitchen/breakfast room complemented beautifully by quartz worktops surfaces and good quality appliances. The first floor accommodates five double bedrooms, two with en-suites and a luxurious bathroom complete with twin wash hand basins and fitted cupboard space. The principal bedroom also boasts a dressing room and a feature vaulted ceiling gives a bright and airy feel. The outside is as impressive as the inside. Living areas spill out to the private landscaped southerly facing rear garden via double doors from the living room and door from the conservatory. A patio area is laid with blue grey granite stones providing different areas for entertaining or relaxing. To the front is a driveway providing off road parking which in turn leads to the double garage. Ellis Fields is a favoured address for families as it is close to excellent schooling and residents get to enjoy the lovely communal green spaces. Batchwood Golf course, Heartwood Forest and highly regarded local schools are only a short distance away. Ellis Fields also provides easy access to the extensive shopping and leisure facilities of the city centre and the main line train station.



Total area: approx. 2852.6 sq. feet

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

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

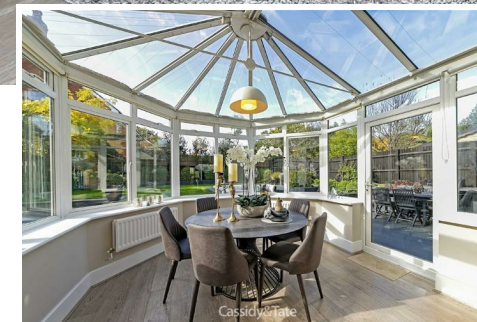
## Why Cassidy & Tate

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

- Desirable Ellis Fields Location
- Approx 3,000 Sq Ft Detached
- Potential To Increase (stpp)
- Lovely Condition Throughout
- Five Double Bedrooms
- Four Reception Rooms
- Double Garage & Parking
- Chain Free

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



