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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

VILLIERS CRESCENT

ST ALBANS

AL4 9EY

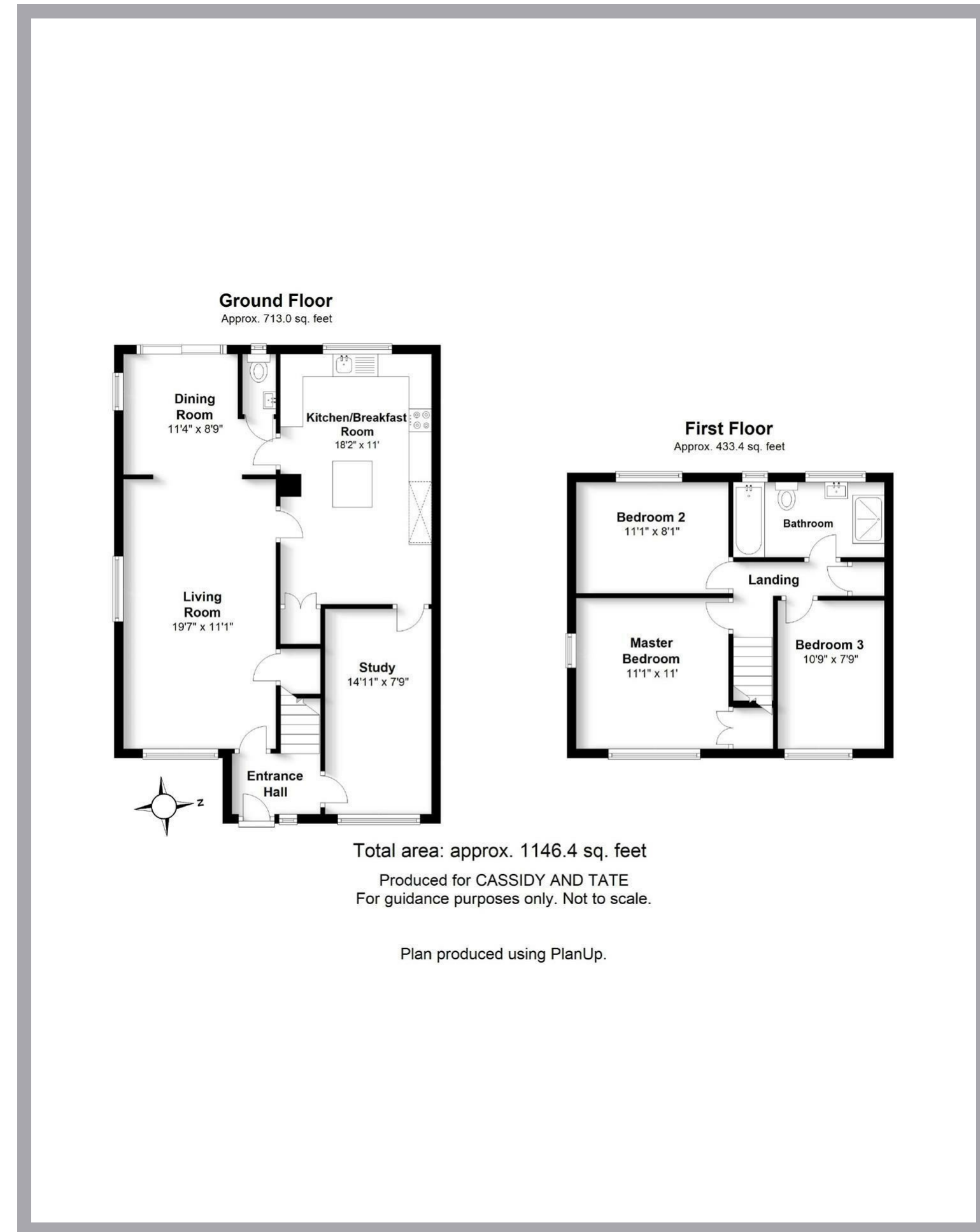
Guide Price £550,000

EPC Rating: G Council Tax Band: E



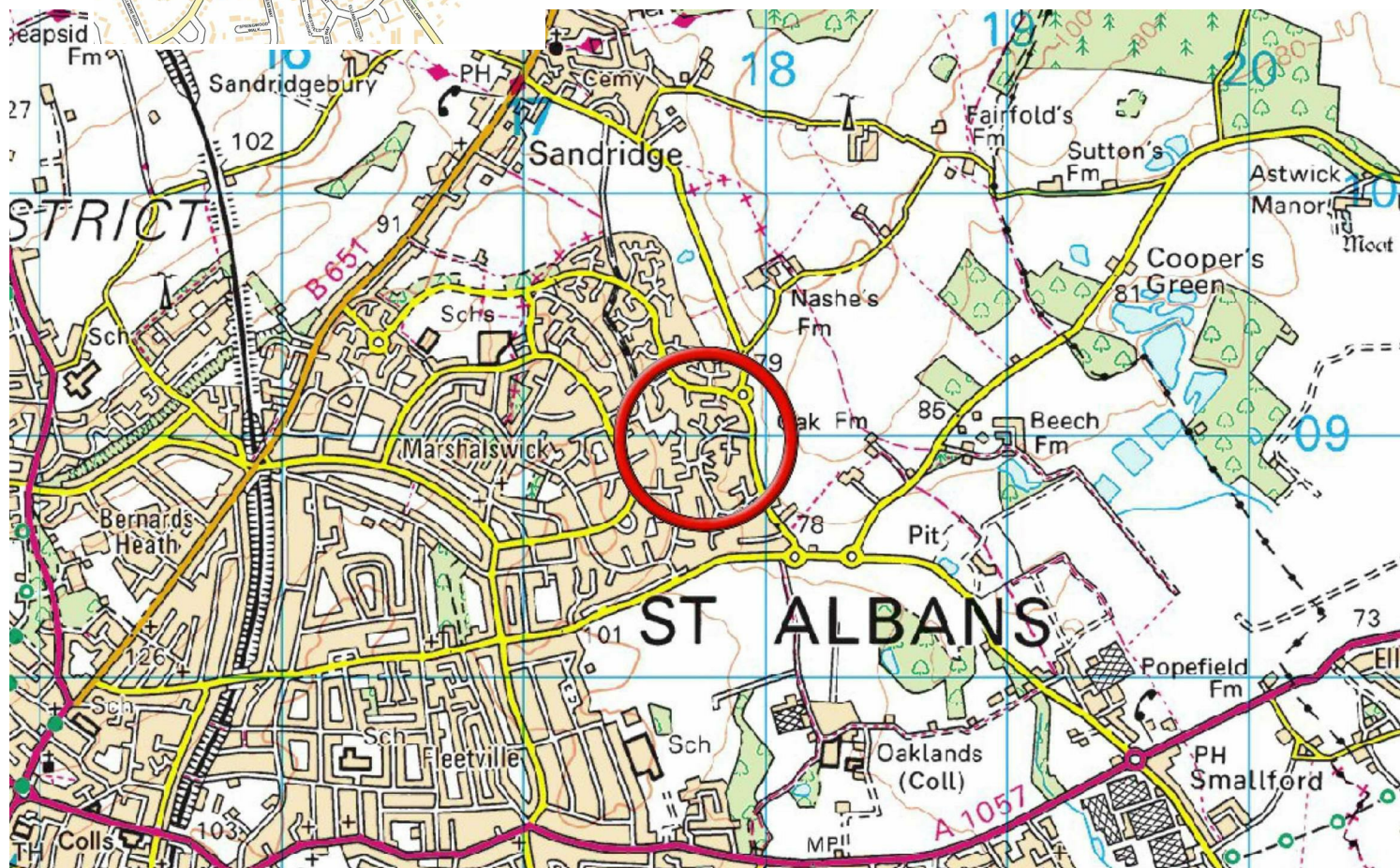
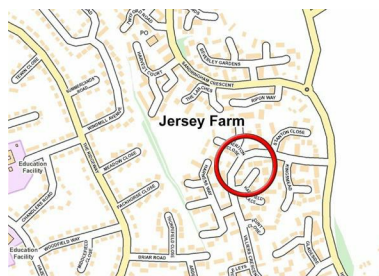
All The Ingredients Needed For A Fabulous Lifestyle

A lovely and well presented three bedroom semi detached family home situated in a popular crescent within the sought after Jersey Farm residential development. The property enjoys spacious living accommodation including an entrance hall, a 14ft study, a 19ft living room which is open to the dining room, which in turn is open to the kitchen/breakfast room. Upstairs are two double bedrooms and a third good sized bedroom plus a family bathroom. The interior of the property has been decorated with the use of neutral colours creating a contemporary feel and living spaces are light and bright. The kitchen is fitted with a range of white shaker style units and incorporates an island offering extra worktop space. The large family bathroom enjoys a three piece white suite with dark contrasting panelling and wall units, plus a double sized walk-in shower. The exterior leads to a block paved driveway providing off road parking for two cars with gated side access to a well maintained rear garden. Jersey Farm is located to the north east side of St Albans and benefits from its own local parade of shops including a 'Tesco' metro, doctors 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 car or bus ride 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



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Specialists in Bespoke Properties

- Located In Jersey Farm
- Extended Ground Floor
- Three Reception Rooms
- Modern Interior Throughout
- Three Bedroom Semi Detached
- Kitchen/Breakfast Room
- Downstairs Cloakroom
- Off Street Parking

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		
EU Directive 2002/91/EC		
England & Wales		



