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**Cassidy
& Tate**
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

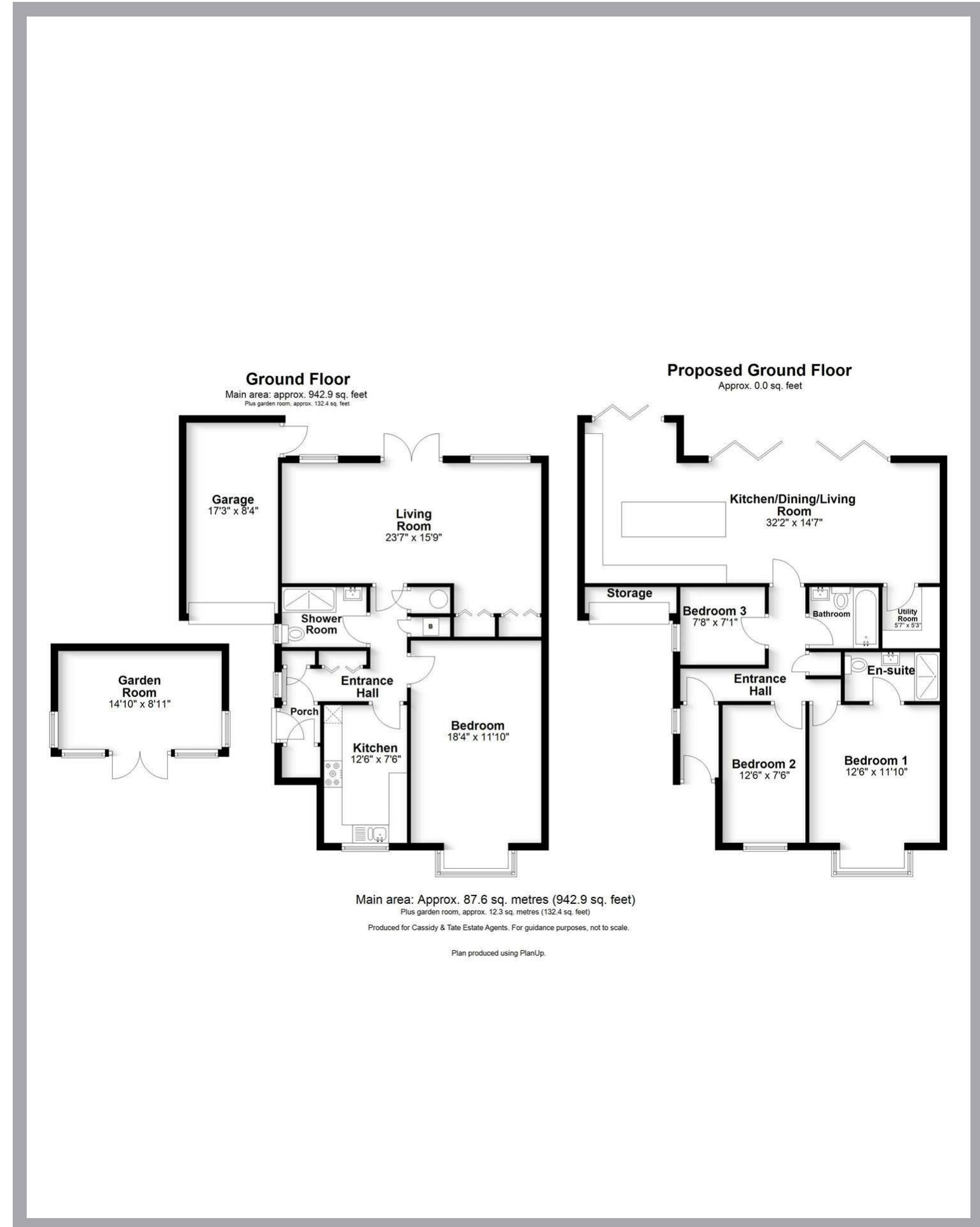
HARLEY COURT
ST. ALBANS
AL4 9HS

Price Guide £565,000



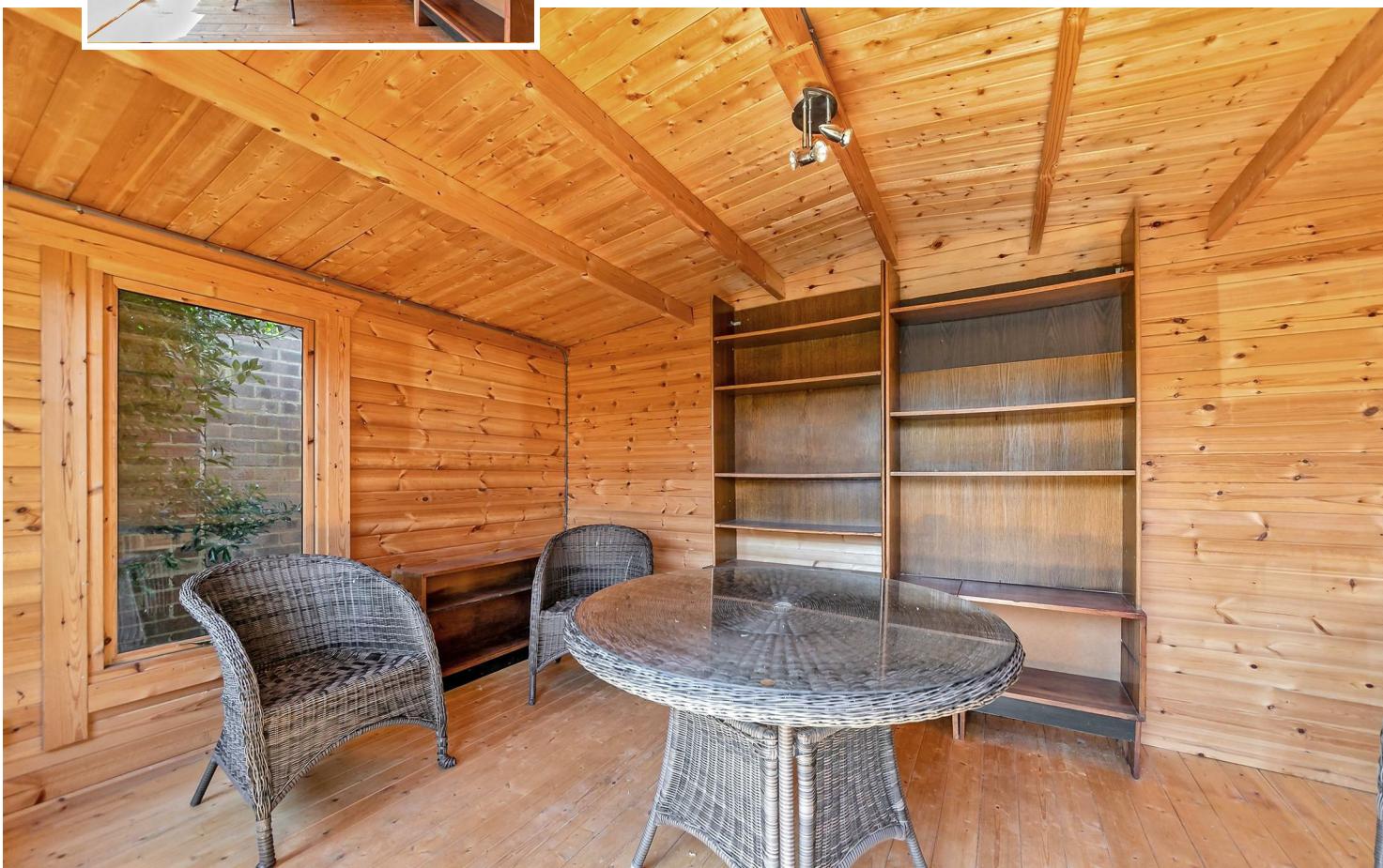
All The Ingredients Needed For A Fabulous Lifestyle

Rare to the market an opportunity to acquire this lovely detached bungalow nestled in a quiet cul de sac location in the popular development of Jersey Farm. Originally configured as a three bedroom bungalow as illustrated on the alternative floor plan, the current layout has been altered by the current owner but could be easily reverted back to the original design or configured differently to suit as per our proposed floor plan. The property is offered for sale with no upper chain and the accommodation consists of modern kitchen, 24' living/dining room, large main bedroom (both currently requiring flooring), and a shower room. Outside, there is a single garage with off road parking and a low maintenance garden with Summer house/ Office. Harley Court is ideally located close to good local amenities including a Tesco Metro, doctor's surgery and eateries. The Quadrant facilities at Marshalswick and St. Albans city centre, with its excellent shopping and leisure facilities plus 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



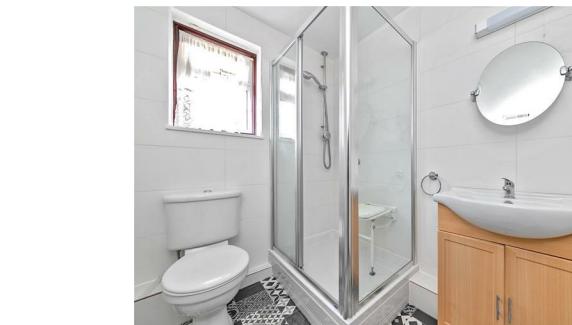
Why Cassidy & Tate

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*

- Detached Bungalow
- No Upper Chain
- Council Tax Band E £2,687
- Jersey Farm Development
- Cul De Sac
- Flexible Accommodation
- Modern Kitchen & Shower Room
- Garden Room & Garage

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

Environmental Impact (CO ₂) Rating		Current	Potential
<small>Very environmentally friendly - lower CO₂ emissions</small>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not environmentally friendly - higher CO₂ emissions</small>			
England & Wales	EU Directive 2002/91/EC		

