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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

PITSTONE CLOSE
ST ALBANS
AL4 9JS

Offers In Excess Of £615,000

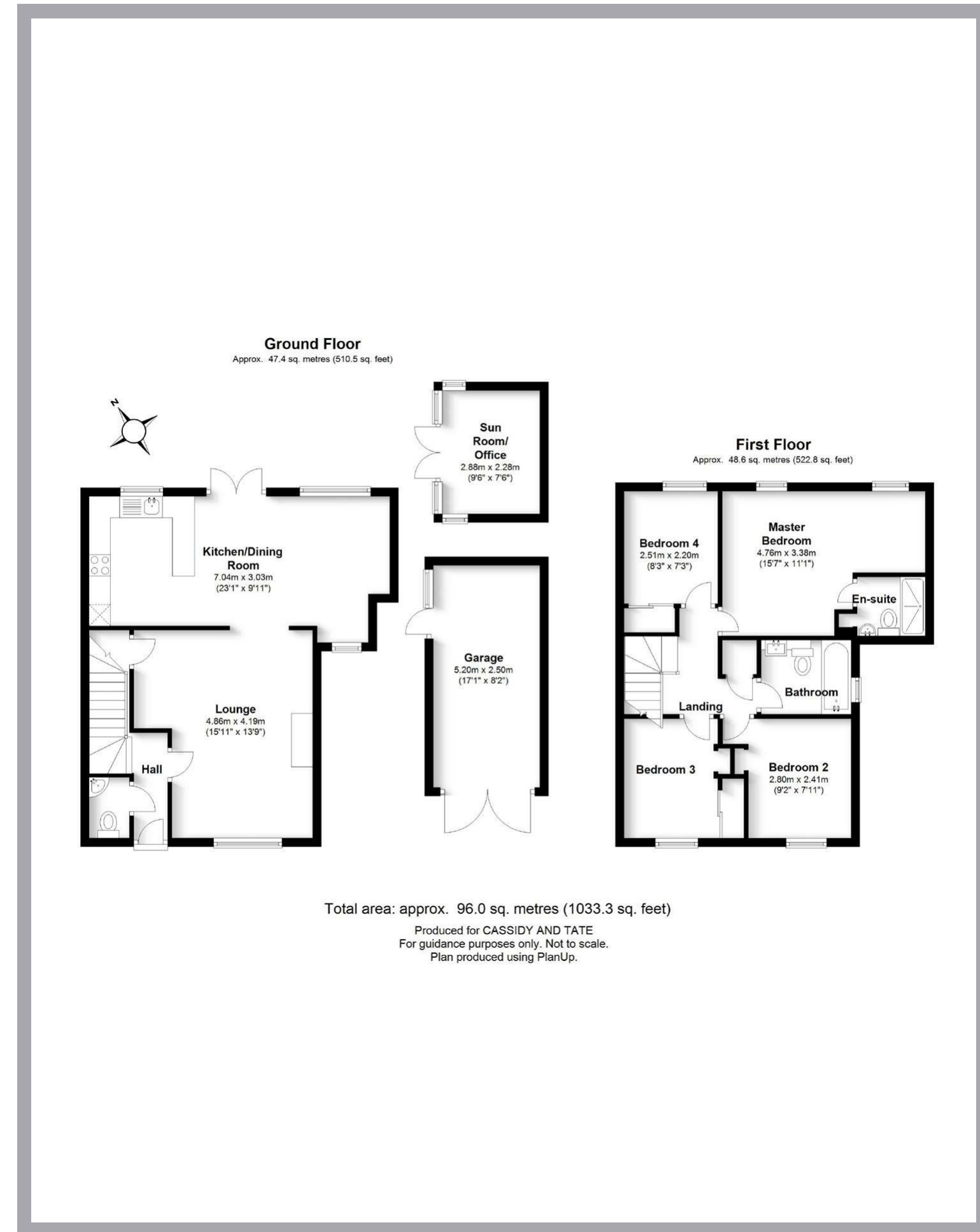
EPC Rating: G Council Tax Band: E



Cassidy&Tate

All The Ingredients Needed For A Fabulous Lifestyle

Beautiful presentation is apparent throughout this four bedroom, extended semi detached property, situated in a pleasant cul de sac location within the popular Jersey Farm residential area. The property has the added benefit of a detached sun room/office which has double glazed doors, television and telephone points. The property offers a practical and versatile layout combined with a contemporary ambience throughout, catering for everyday living. To the ground floor is a 15ft welcoming lounge with feature fireplace. Double doors from the lounge lead to the kitchen/dining room, allowing for open or separate living. A downstairs cloakroom completes the ground floor. Upstairs a 15ft master bedroom is served by a modern en-suite, whilst a contemporary family bathroom serves the additional three bedrooms. A private enclosed rear garden with decking area complements the property further whilst a hardstanding driveway to the front provides ample off road parking, and in turn leads to the garage. The Property sits within Woodland Trust land and backs onto Jersey Lane, providing a short picturesque walk to Sandridge village and the Woodland Park. Pitstone Close is conveniently positioned within the catchment of excellent schools and in close proximity of good local amenities including a Tesco metro, a hairdressers, two beauty salons, a doctor and dentist surgeries, and a busy community centre hosting playgroups, exercise classes and family activities. St. Albans with its extensive shopping and leisure facilities plus the mainline railway station remains 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

- Located In Jersey Farm
- Four Bedrooms
- Master Bedroom En-Suite
- Kitchen/Diner
- Two Reception Rooms
- Double Storey Extension
- Garden Home Office
- Garage & 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		
England & Wales	EU Directive 2002/91/EC	



