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Cassidy  
&Tate  
Your Local Experts



Award Winning Agency

STATION ROAD

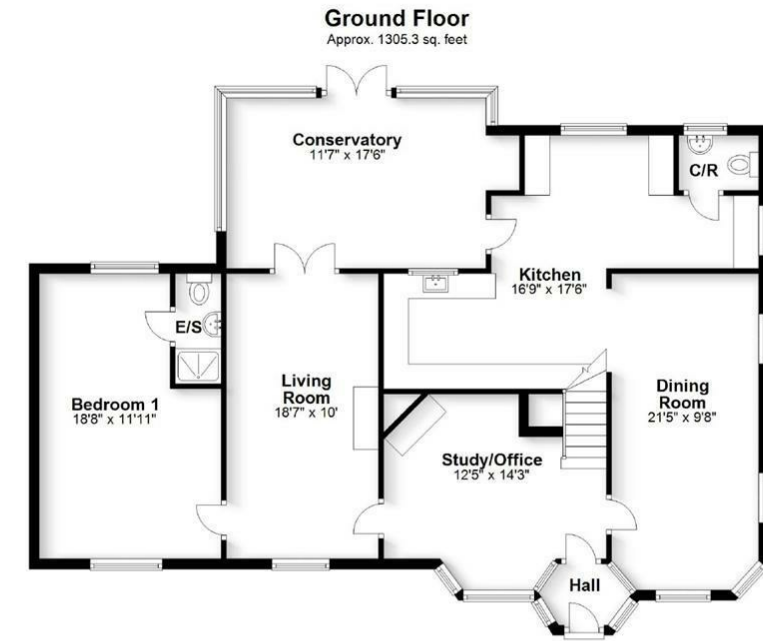
ST. ALBANS

AL4 0HB



# All The Ingredients Needed For A Fabulous Lifestyle

Positioned in a secluded location with private gated access is this three double bedroom, detached family cottage occupying a generous plot. An attractive bay fronted property that also benefits from a large outbuilding, a lovely rear garden, superb open views across fields, and is being sold with the added bonus of no upper chain. Presented in good decorative order throughout, flexible living accommodation flows and connects beautifully. Arranged over two floors, accommodation comprises of an entrance hall, a cosy study/office with feature log burner and wood flooring, living room, conservatory, separate dining room which is open to the lovely kitchen, downstairs cloakroom, three bedrooms, one of which enjoys en-suite facilities and is situated downstairs. Two additional double bedrooms are on the first floor and are serviced by the family bathroom. Externally, a beautiful, mature rear garden is the perfect outdoor haven, whilst a gravelled driveway provides off road parking for several vehicles. Station Road is nestled in the heart of the highly convenient hamlet of Smallford which is a pretty village location surrounded by agricultural land but with excellent road links to nearby towns such as Hatfield and St Albans and the motorway network. The nearest railway stations are at St. Albans, Hatfield and Welham Green. For the vehicle user, the A1001, A414, the A1 (M) and the M25 are all close by.



Total area: approx. 1786.2 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

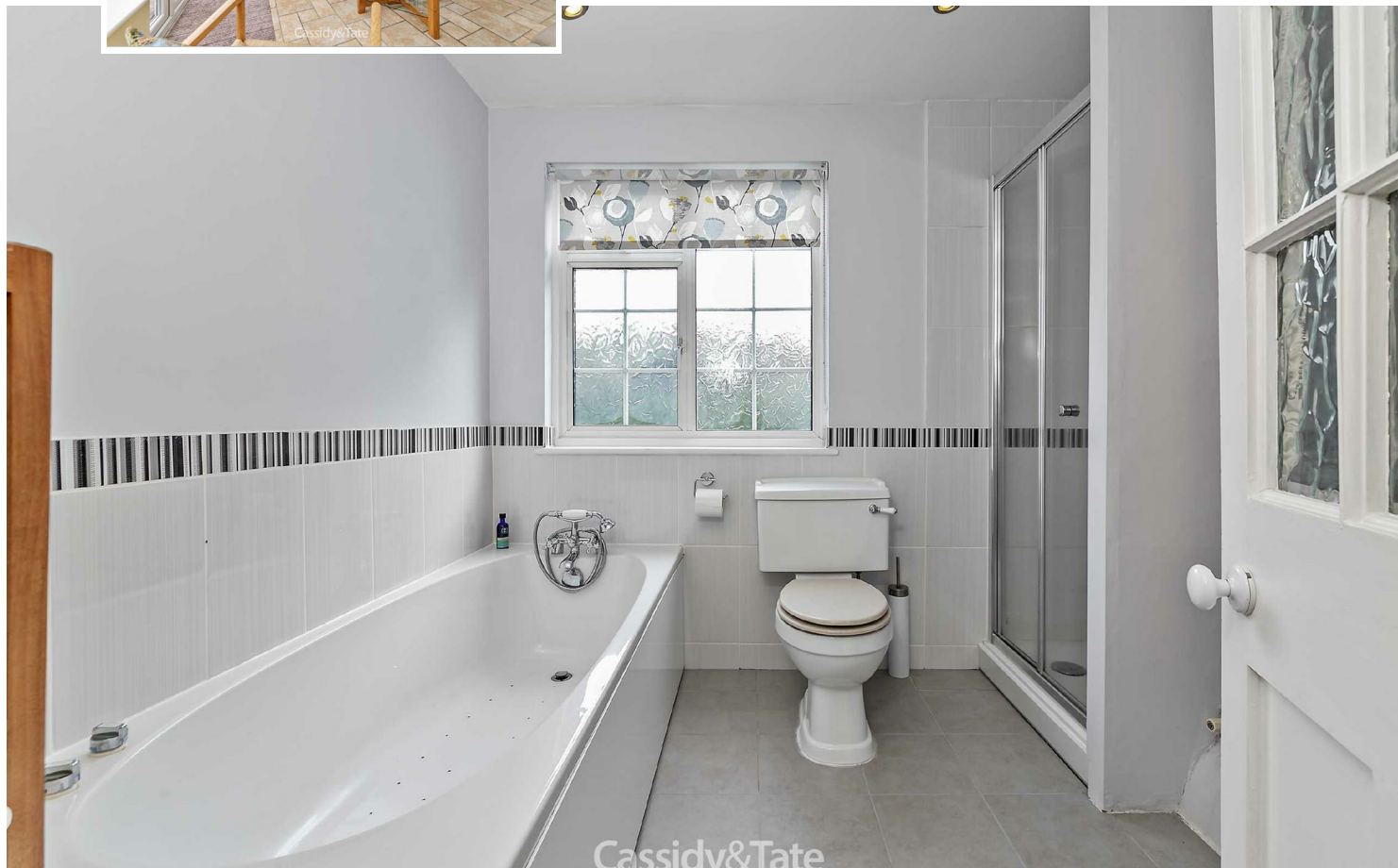
As one of St. Albans leading estate agents we work relentlessly to ensure our valued customers receive the exceptional service they deserve at all times. We epitomise not only professional estate agency knowledge, but a dedication to integrity and responsiveness to every client. The Cassidy & Tate team 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



Cassidy&Tate

## Specialists in Bespoke Properties

- Secluded Location
- Detached Cottage
- En-Suite & Bathroom
- Large Outbuildings
- Private Gated Access
- Three Double Bedrooms
- Three Reception Rooms
- Chain Free



Cassidy&Tate

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>		
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(1-20) <b>G</b>	<b>1</b>	<b>1</b>
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