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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



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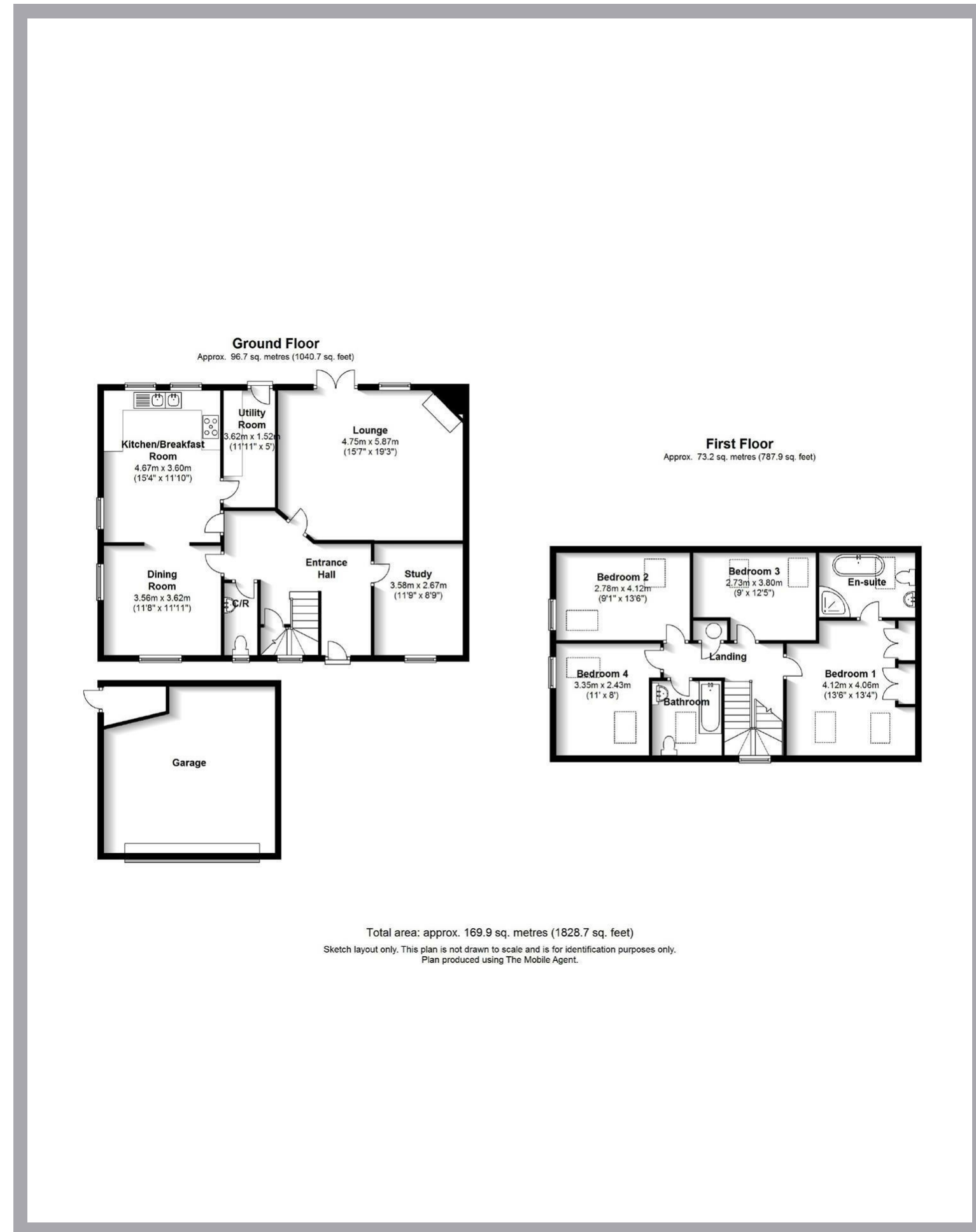
Price £635,000

EPC Rating: G Council Tax Band:



## All The Ingredients Needed For A Fabulous Lifestyle

On first impression, this unique property could be mistaken for a traditional 'barn' conversion yet it was constructed approximately 12 years ago to the highest calibre and exceptional workmanship. Capturing the essence of all you would expect in a barn conversion, this four bedroom luxury property beautifully combines the charm and character of classic vaulted ceilings, exposed beams and a wood burner with today's essentials for modern family living. The bespoke fitted kitchen is simply stunning and is an ideal setting to entertain. The property also offers two contemporary reception rooms, a study, cloakroom, utility room, en suite to the master bedroom, a stylish bathroom suite, double garage, parking and attractive gardens. Situated within stunning Hertfordshire countryside with spectacular views, this property is the ideal retreat at the end of a busy day and is only a short drive from St. Albans.



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

- Barn Style Conversion
- Master Bedroom En-Suite
- Be-Spoke Handmade Kitchen
- Double Garage
- Four Bedrooms
- Exposed Timber Beams
- Three Reception Rooms
- Chain Free

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	



