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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



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CEDAR ROAD  
HATFIELD  
AL10 8NY

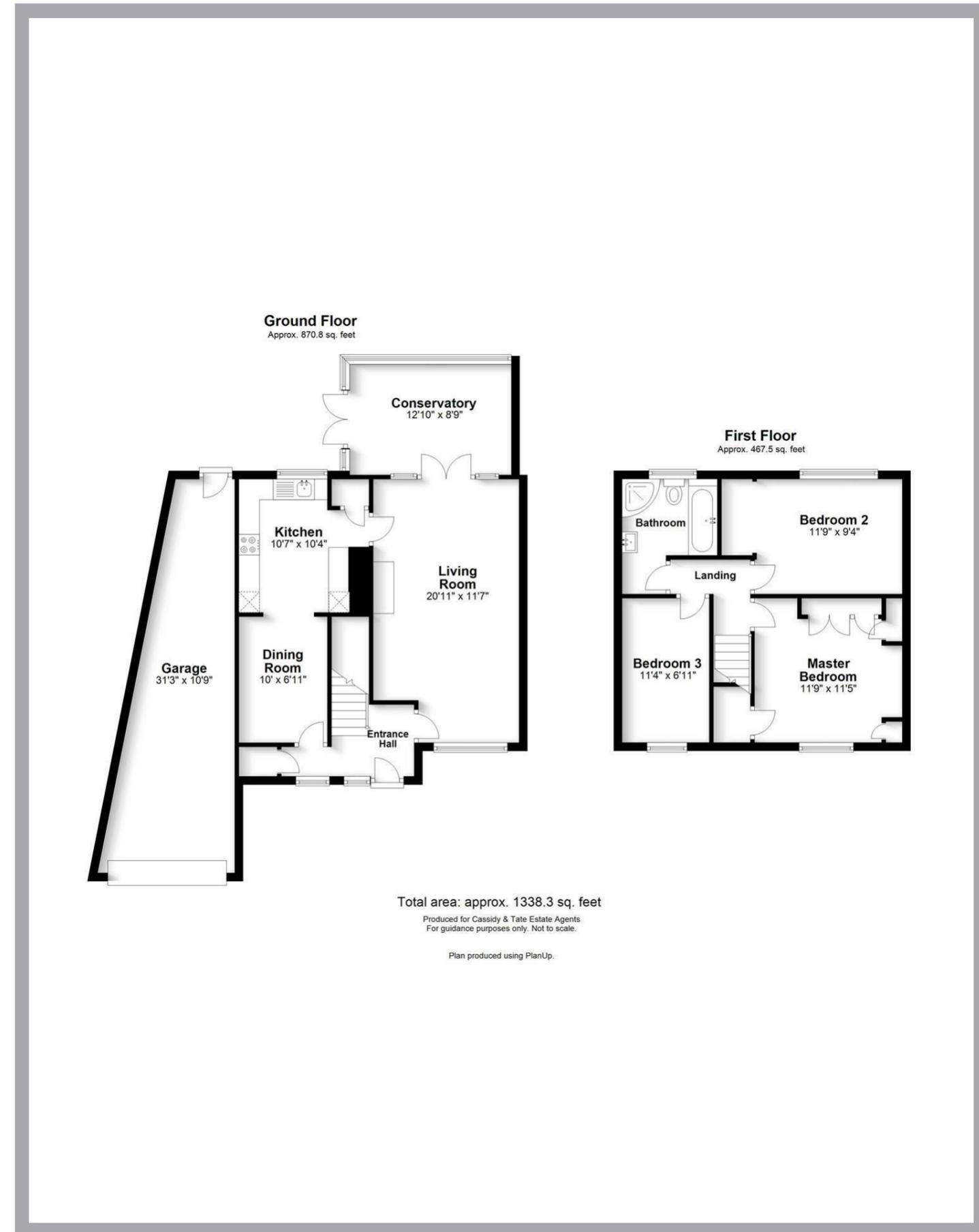
Asking Price £475,000

EPC Rating: D Council Tax Band: D



## All The Ingredients Needed For A Fabulous Lifestyle

A three bedroom end of terrace family home situated in the popular Trees Area of Hatfield and is within walking distance of the train station, town centre and local schools. The property has been well maintained and provides spacious living accommodation. On the ground floor is an entrance hall, a fitted kitchen which is open to the dining room, and a well-proportioned, dual-aspect lounge with patio doors into a conservatory flooded with natural daylight. Upstairs are two double bedrooms, a third good-sized bedroom and the family bathroom. Outside is a private enclosed rear garden with patio area, lawned area and stocked with a variety of mature plants and shrubs. To the front of the property is a driveway providing off-road parking for several vehicles which in turn leads to the garage. The single garage has an up and over door and allows access to the rear of the property. Cedar Road is conveniently located near to local amenities including primary and secondary schools, shops and road links, Hatfield Town Centre and the railway station with trains into London, Kings Cross, in just over 30 minutes. For the commuter by car, there is the ease of access to major road networks including the A1M and M25.



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

- Three Bedrooms
- Conservatory
- Private Rear Garden
- Kitchen/Diner
- No Upper Chain
- Off Street Parking
- Scope To Extend
- Council Tax band D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



