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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

VILLIERS CRESCENT
ST ALBANS
AL4 9HY

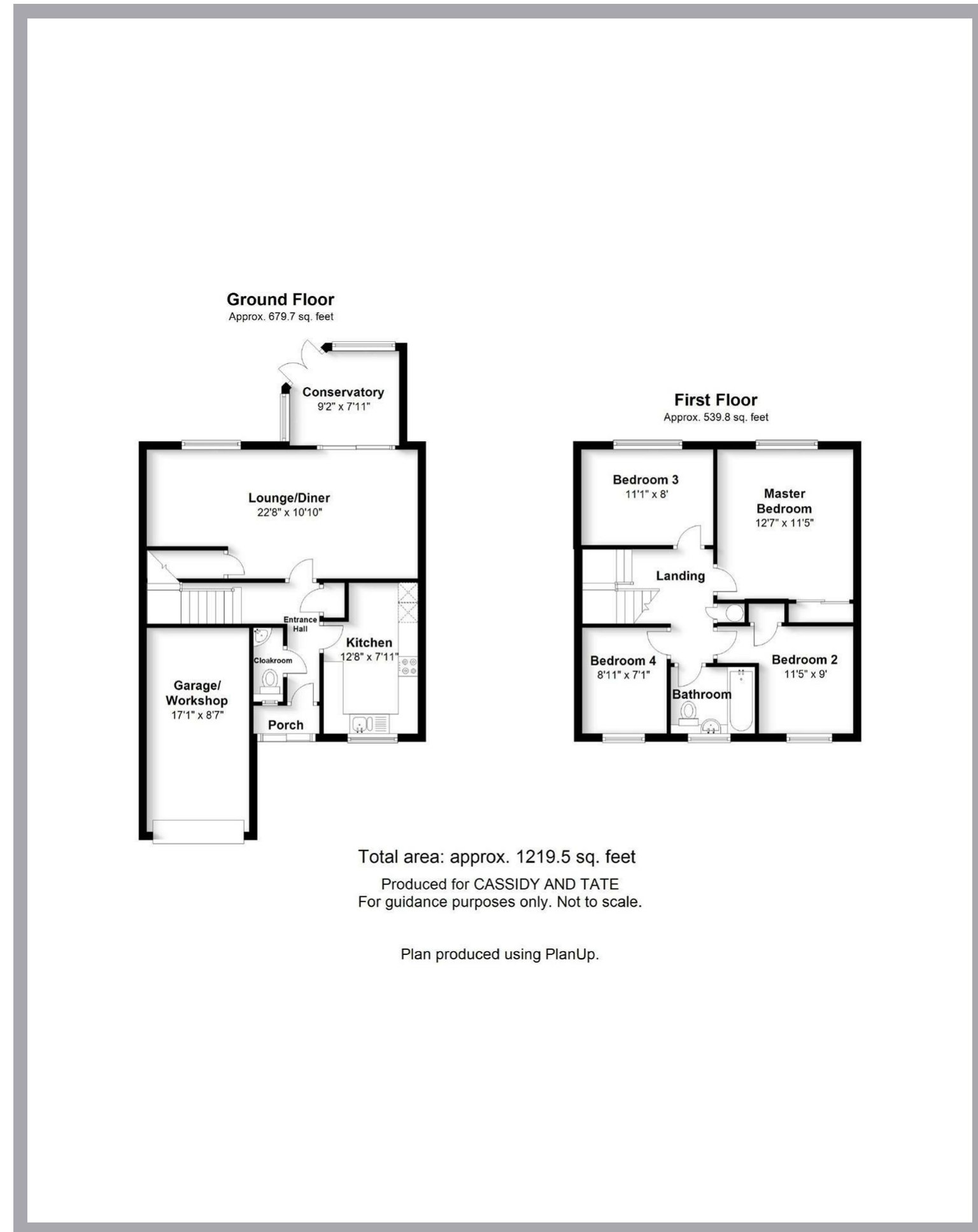
Guide Price £575,000

EPC Rating: G Council Tax Band: E



All The Ingredients Needed For A Fabulous Lifestyle

Located on the fringes of St. Albans within the popular Jersey Farm residential development is this four bedroom semi-detached house, set back from the road. Situated within the catchment of excellent schools and close to good local amenities this property will make an ideal family home. Living accommodation is deceptively spacious and presented in a lovely decorative order throughout. On the ground floor is an entrance porch, entrance hall, cloakroom, fitted kitchen, 22ft lounge/dining room and a conservatory. Upstairs are three double bedrooms and a good sized fourth bedroom all served by the family bathroom. The property enjoys a pretty landscaped rear garden with patio and lawned areas and it is beautifully stocked with an array of colourful plants and shrubs. To the front of the property is a brick paved driveway providing off road parking which in turn leads to the garage. Jersey Farm is a popular residential development not only because of its good local amenities and school catchment but also excellent transport links give easy access to the city centre with its extensive shopping and leisure facilities, cosmopolitan bars and many eateries, and the mainline railway station linking St. Albans to London, St Pancras.



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

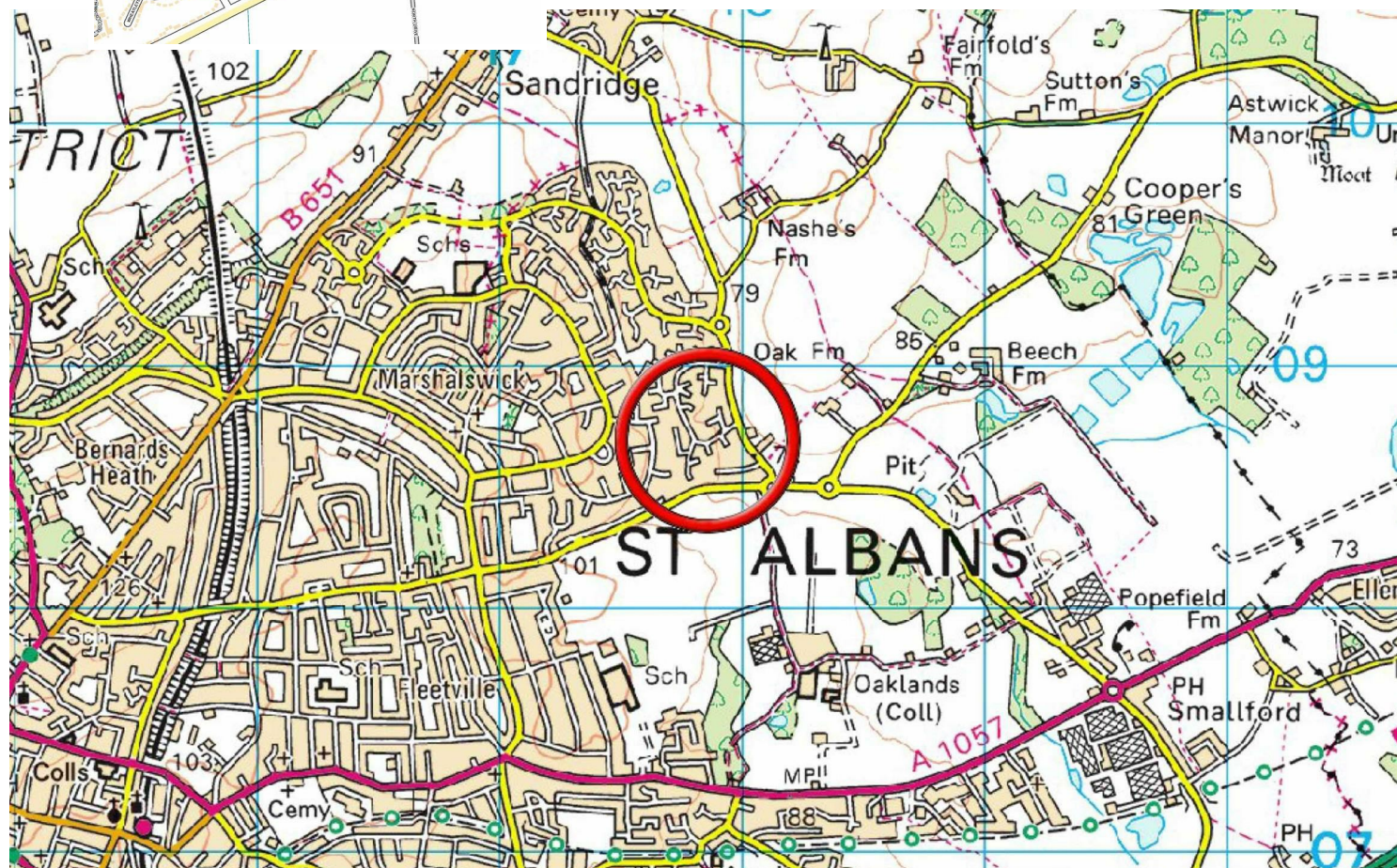
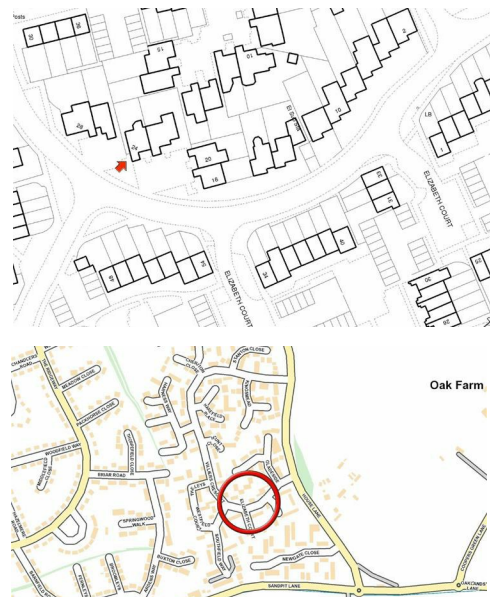
Why Cassidy & Tate

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

- Located In Jersey farm
- Semi Detached
- Four Bedroom
- Lounge/Diner
- Conservatory
- Cloakroom
- Landscaped Rear Gardens
- 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	





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