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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

DEVONSHIRE ROAD  
HARPENDEN  
AL5 4TJ

Offers Over £1,000,000

EPC Rating: D Council Tax Band: F



# All The Ingredients Needed For A Fabulous Lifestyle

Ideally positioned for schools, the station and the town centre is this three bedroom, semi-detached family home situated in a quiet yet central location in Harpenden. The property is beautifully presented and offers spacious and versatile living accommodation arranged over two floors. A block paved pathway leads to the entrance of the property with a gravel driveway to the side, providing off road parking for several vehicles. Accommodation briefly comprises of an entrance porch, entrance hall, living room to the front and a separate family room with double doors that lead into the kitchen/dining room. The kitchen is fitted with a range of wall and base units complemented beautifully by contrasting work tops and built in appliances. Boasting lots of space for a dining table, and doors opening to the rear garden, makes the kitchen/dining room the perfect setting for family gatherings. Further features on the ground floor is a cloakroom and a study/bedroom four. Upstairs are three good sized bedrooms and a family bathroom. Outside is a lovely, deceptively large rear garden, with an area of paved terracing immediately at the back of the house, and another at the end of the garden. The garden is well tended with a variety of flowers, shrubs and mature trees. Devonshire Road is a highly sought after road for families. It provides easy access to the variety of shopping and leisure facilities that Harpenden has to offer. The station and town centre are just moments away as are Sir John Lawes School, St Georges Secondary School and four primary schools. It is therefore in one of Harpenden's most prized locations.



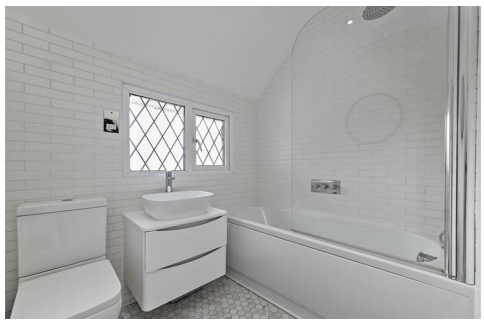
Total area: approx. 1325.9 sq. feet

Produced for Cassidy & Tate Estate Agents  
For guidance purposes only. Not to scale.  
Measurements should not be relied upon.

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



## Specialists in Bespoke Properties

- Semi-Detached
- Open Plan Kitchen/Dining
- Large Rear Garden
- Walking to City Centre
- Three/Four Bedrooms
- Off Street Parking
- Walking to Station
- Schools Nearby

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 58                      | 75        |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |



