

St Albans Office  
10 High Street, St Albans  
Herts AL3 4EL  
01727 228428  
stalbans@cassidyandtate.co.uk

Marshalswick Office  
59 The Quadrant, St Albans,  
Herts AL4 9RD  
01727 832383  
marshalswick@cassidyandtate.co.uk

Wheathampstead Office  
39 High Street, Wheathampstead,  
Herts AL4 8BB  
01582 831200  
wheathampstead@cassidyandtate.co.uk

Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

HARPENDEN ROAD  
ST. ALBANS  
AL3 6JQ

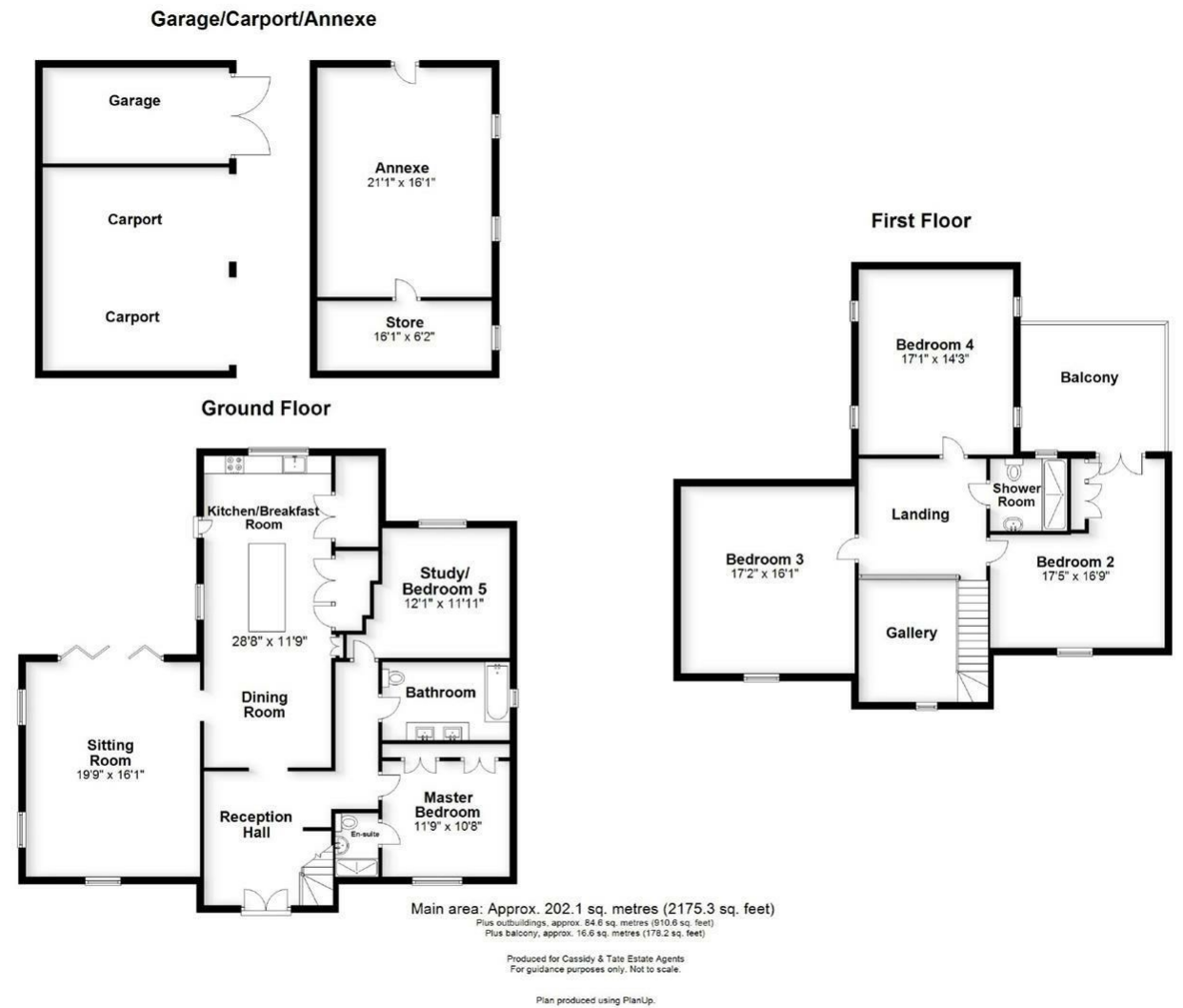
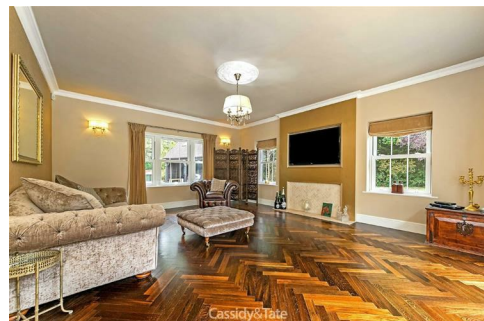
Offers In Excess Of £1,395,000

EPC Rating: G Council Tax Band: E



# All The Ingredients Needed For A Fabulous Lifestyle

Faircroft Lodge, is a stunning, five bedroom, detached residence which sits on the middle of an approximately 0.362 acre plot, adjacent to Woollams Sport & Playing Fields, located on the outskirts of St Albans and Harpenden. Accessed via electric iron gates, set well back from the road and surrounded by mature boundary hedges, this lovely family home offers the ideal escape from the busyness of everyday life. Faircroft Lodge is designed to provide a high quality home, where a layout has been carefully thought out with open plan design and designated spaces to fit together effortlessly. This immaculately presented 4/5 bedroom, 3 reception rooms, two bathrooms home will be sure to impress as soon as you step into the entrance hall, where a vaulted ceiling and galleried landing give you a peek of what is inside. The interiors are light-filled with neutral tones, parquet flooring and sash style windows. The open plan kitchen has been designed to accommodate large dinner parties or simply family meals. The sitting room provides the perfect relaxed family space. Outside is a lovely low maintenance rear garden, a gravelled area, and a detached triple garage/carport for plenty of parking. There is also a self-contained annex with light and power connected and fully insulated. Harpenden Road is a convenient location, close to excellent schools both in Harpenden & St. Albans, as well as the very good shopping and leisure facilities.



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

- Countryside Location
- Prime Detached Family Home
- En-Suite & Bathroom
- Triple Detached Carport
- Outstanding Views
- Four/Five Bedrooms
- Open Plan Accommodation
- Self Contained Annex

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	



