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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

CROMWELL CLOSE  
ST ALBANS  
AL4 9YE

Guide Price £735,000

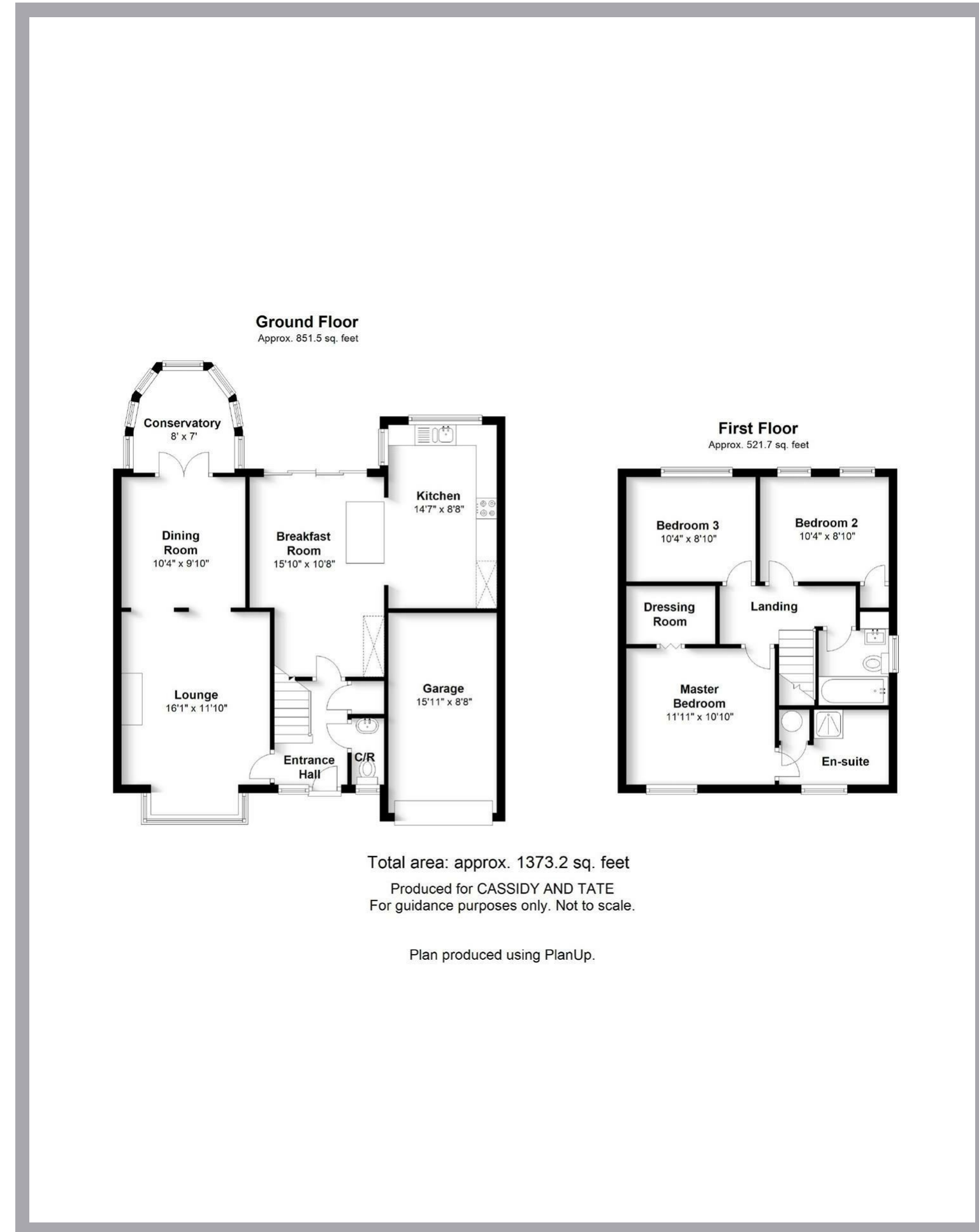
EPC Rating: G Council Tax Band: F



Cassidy&Tate

## All The Ingredients Needed For A Fabulous Lifestyle

Perfectly designed for modern day family living this lovely three bedroom detached property has been cleverly extended on the ground floor to provide spacious living accommodation presented in 'show home' condition throughout. At the heart of the home is the superb open plan kitchen/Family/breakfast room where bi-folding doors lead to the rear garden making outdoor entertaining easy. The kitchen area is fitted with modern wall and base units complemented beautifully by luxury work tops and integrated appliances. A contemporary lounge complete with feature fireplace and dining room flow and connect together via arches whilst double patio doors into the lovely conservatory allow for open or separate living. Also to the ground floor is a modern cloakroom. To the first floor the master bedroom enjoys a dressing room and an en-suite shower room. The remaining two double bedrooms are served by the family bathroom. Externally the property enjoys a landscaped rear garden with a good sized patio area. To the front of the property is a hardstanding area for off road parking which in turn leads to the garage. Cromwell Close is situated in the popular residential area of Jersey Farm close to good local amenities and within the catchment of excellent schools.



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

- Detached Bovis Home
- Three Double Bedrooms
- Fully Refurbished
- Garage & Parking
- Extended Ground Floor
- En-Suite/Cloak/Bathroom
- Potential To Extend stpp
- Chain Free

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	



