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Cassidy  
& Tate  
Your Local Experts

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Award Winning Agency

[www.cassidyandtate.co.uk](http://www.cassidyandtate.co.uk)



VILLIERS CRESCENT  
ST ALBANS  
AL4 9HY

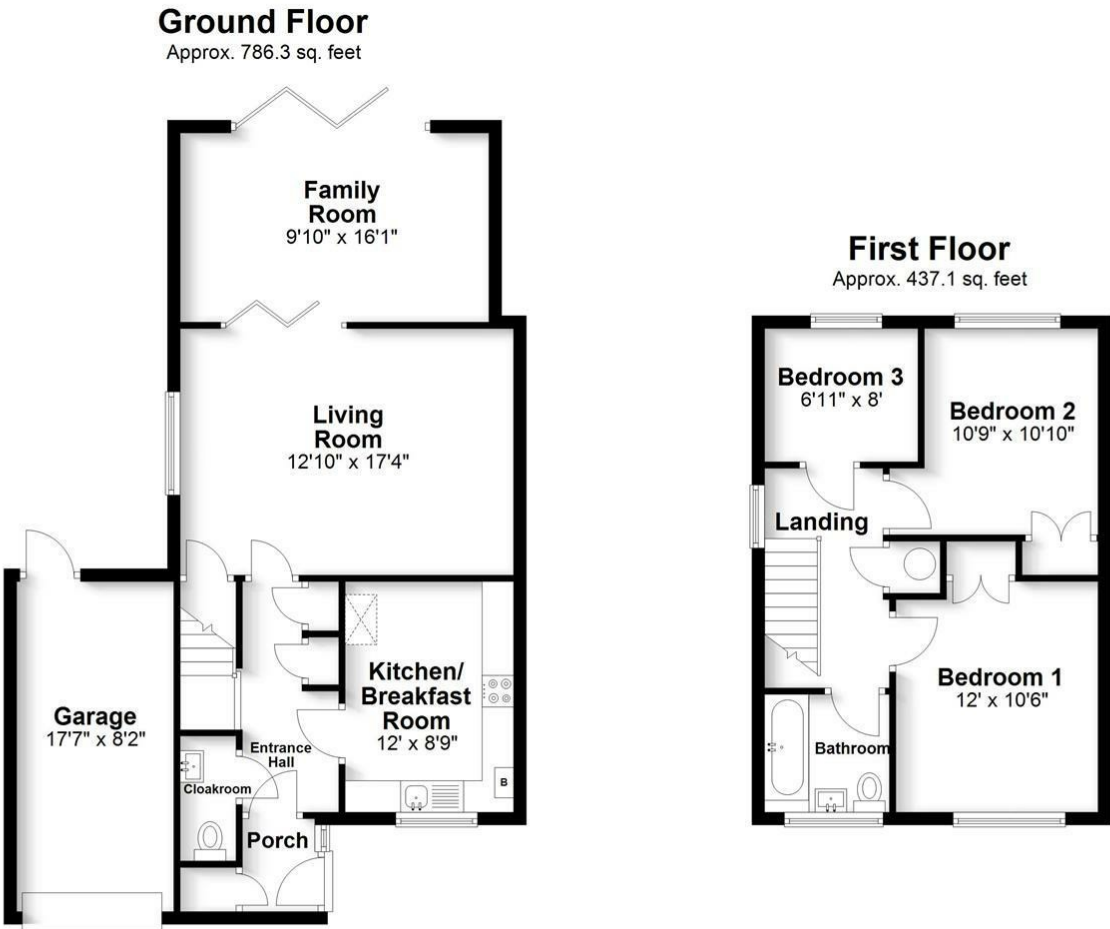
Price Guide £660,000





# All The Ingredients Needed For A Fabulous Lifestyle

Extended link detached family home with complete upper chain and available for viewing immediately. The property is located within the popular Jersey Farm area to the North side of St Albans within the catchment of sought after schools. The property offers spacious living accommodation with the benefit of a ground floor full width rear extension having skylights and bi-fold doors opening onto the rear garden. Downstairs there is also a porch and hall, downstairs cloakroom and kitchen. On the first floor there are three generous bedrooms and a modern family bathroom. Outside there is parking for two cars, a single garage with courtesy door leading to a mature rear garden offering a good degree of privacy. Villiers Crescent is ideally located close to excellent amenities including a 'Tesco' express, doctor and dentist surgeries and is within the catchment of highly acclaimed local schools. There are good transport links with regular buses travelling to the city centre and the mainline railway station, linking St. Albans to London, St Pancras. COUNCIL TAX BAND 'E'. Agents note, this property belongs to a member of the Cassidy and Tate team.



Total area: approx. 1223.4 sq. feet  
Produced for Cassidy & Tate Estate Agents. For guidance purposes, not to scale.

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

- Extended Detached Home
- Two Reception Rooms
- Bathroom & Cloakroom
- Completed Chain
- Three Bedrooms
- Kitchen
- Garage & Parking
- Great School Catchments

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		



