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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



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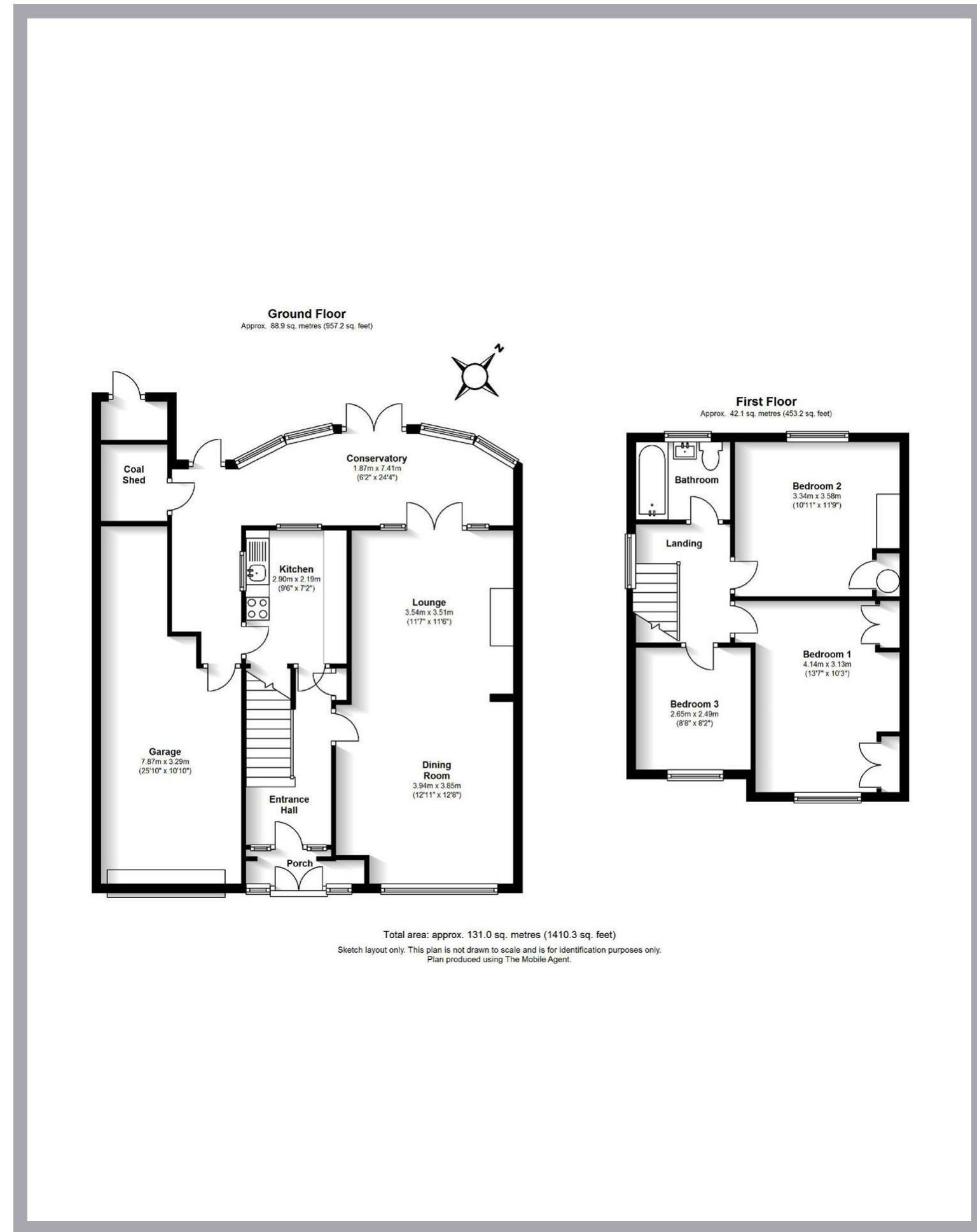
Guide Price £375,000

EPC Rating: G Council Tax Band: E



## All The Ingredients Needed For A Fabulous Lifestyle

Rarely available to the market is the opportunity to acquire a property that offers both a popular and sought after location, with the added bonus of potential to extend (stpp), enabling the prospective purchaser to create accommodation to suit individual requirements and tastes. Situated in a pleasant cul de sac this three bedroom family home already enjoys well balanced living spaces to include a through lounge/dining room which opens into a spacious conservatory and a kitchen to the ground floor. Upstairs, are two double bedrooms, a further bedroom and a family bathroom. A particular feature of this property is the very generous sized and low maintenance rear garden. The property is further complemented by a good sized, brick paved driveway providing off road parking for several cars and a double length garage. Bramble Road is situated in the popular area of Ellenbrook on the fringes of St Albans.



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

- Three Bedroom Semi
- Refurbishment Project
- Potential To Extend (stpp)
- Chain Free
- Two Reception Rooms
- Large Family Garden
- Garage & Parking
- Cul-de Sac Location

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		



