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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

HARLEY COURT

ST. ALBANS

AL4 9HS

Price Guide £550,000

EPC Rating: D Council Tax Band:



## All The Ingredients Needed For A Fabulous Lifestyle

This rare chain free detached bungalow located in the sought-after area of Harley Court, Jersey Farm. This property boasts a spacious reception room, perfect for entertaining guests or relaxing with your family. With two double bedrooms, including a versatile study/office/bedroom three, there is plenty of space for everyone to enjoy. The property does need minor updating however is perfectly livable as it stands. Built in the late 1970s, this bungalow is situated on a corner plot, the property provides a sense of privacy and tranquillity. The convenience of a garage adds to the appeal, providing secure parking or extra storage space. One of the standout features of this home is its proximity to the prestigious Sandringham school, making it an ideal choice for families with children. The peaceful neighbourhood of Jersey Farm offers a serene environment, perfect for those seeking a quiet retreat from the hustle and bustle of city life.



Total area: approx. 936.7 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



Cassidy&Tate

## Specialists in Bespoke Properties

- Detached Bungalow
- Study/Office/Bedroom
- Chain Free
- Potential To Extend stpp
- Two Bedrooms
- Garage & Parking
- Located In Jersey Farm
- Needs Minor Updating

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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