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Cassidy  
&Tate  
Your Local Experts

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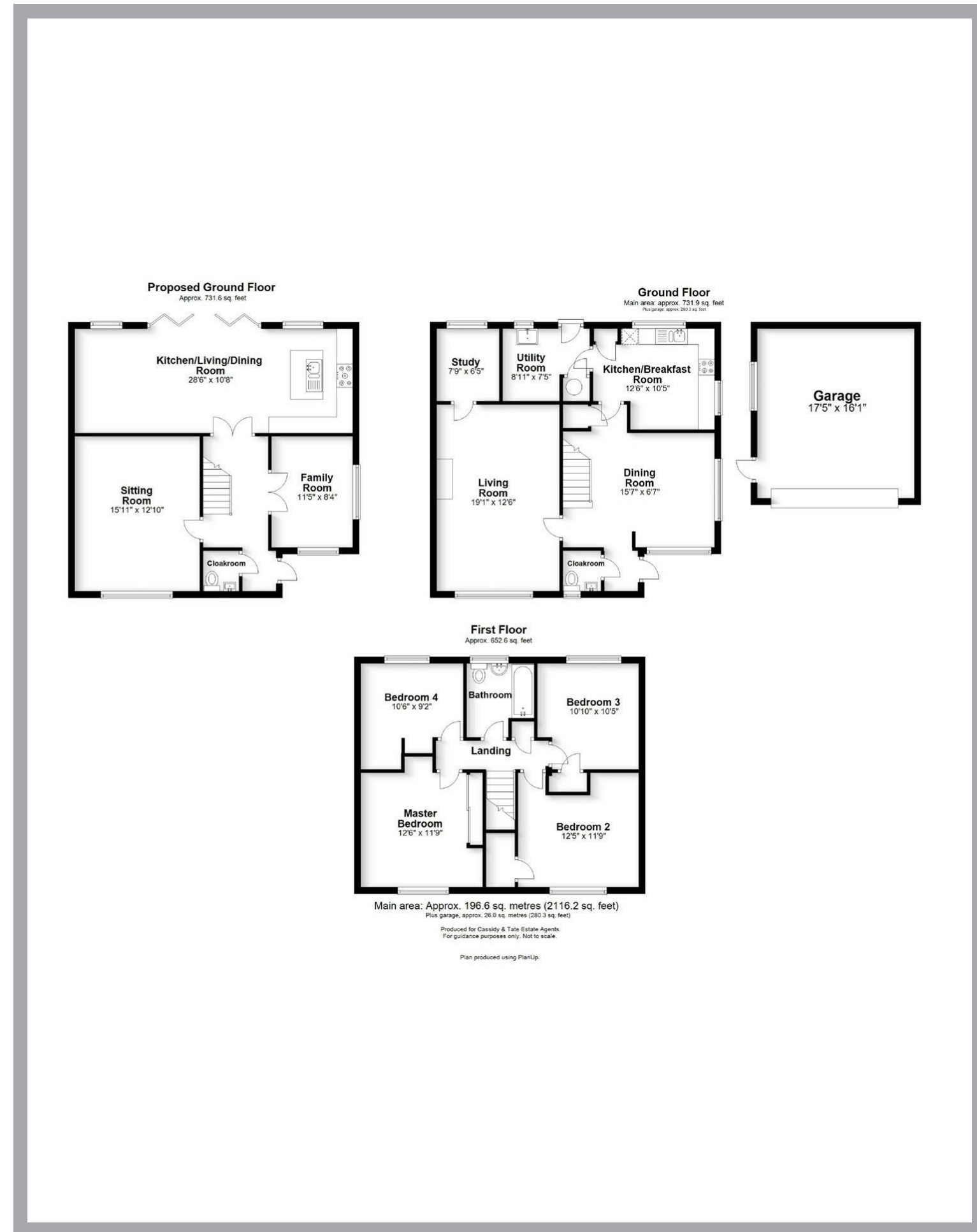
Award Winning Agency

HALL HEATH CLOSE  
ST. ALBANS  
AL1 4BL



# All The Ingredients Needed For A Fabulous Lifestyle

Once in a while comes along one of those properties that people have always looked at and as they pass by whisper to themselves that they would love to live there and wishing it was for sale. This is one of those rare opportunities. Set on a corner plot at the end of this hugely desirable cul de sac leading onto The Wick, an ancient area of ancient woodland and a local nature reserve. There is even a door at the end of the garden leading into the park. Perfect for the children or pet owners. This four double bedded detached home has been untouched for many years and is ideal for updating and extending subject to any necessary planning permissions. There is a double detached garage to the side and a lovely garden to the rear. Hall Heath Close is not only conveniently located for highly acclaimed good local schools but also for the excellent amenities at the Quadrant Parade and a Marks & Spencers Foodhall. For the commuter, the mainline railway station, linking St. Albans to London, St. Pancras is approx. one mile away.



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



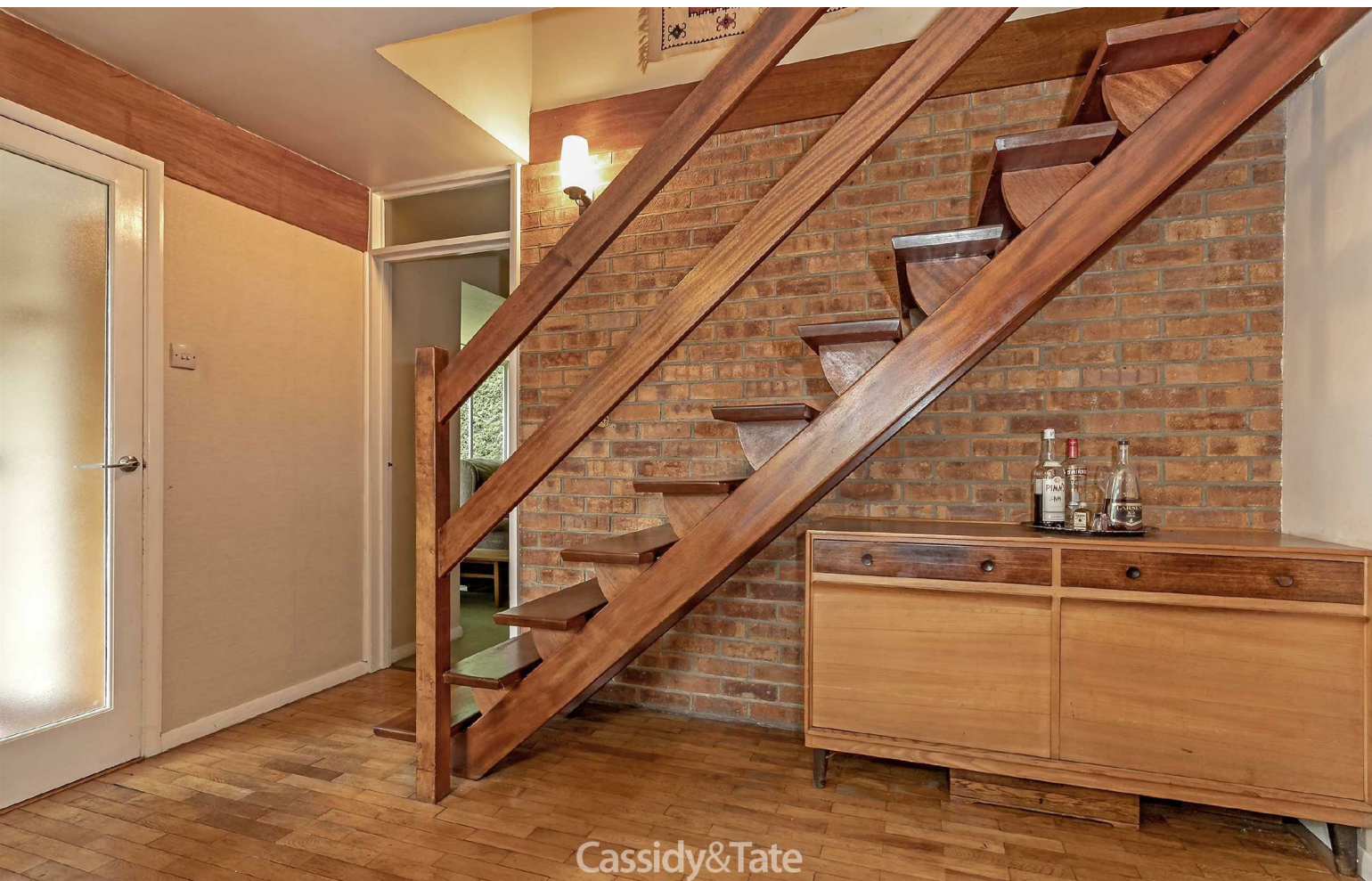
Cassidy&Tate

## Specialists in Bespoke Properties

- Four Bedroom Detached
- Prime Cul de Sac Location
- Backing Onto The Wick
- Needs Modernising
- Extension Potential (STP)
- No Onward Chain
- Double Garage To Side
- Pretty Rear Garden

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	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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