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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

IVINGHOE CLOSE
ST ALBANS
AL4 9JR

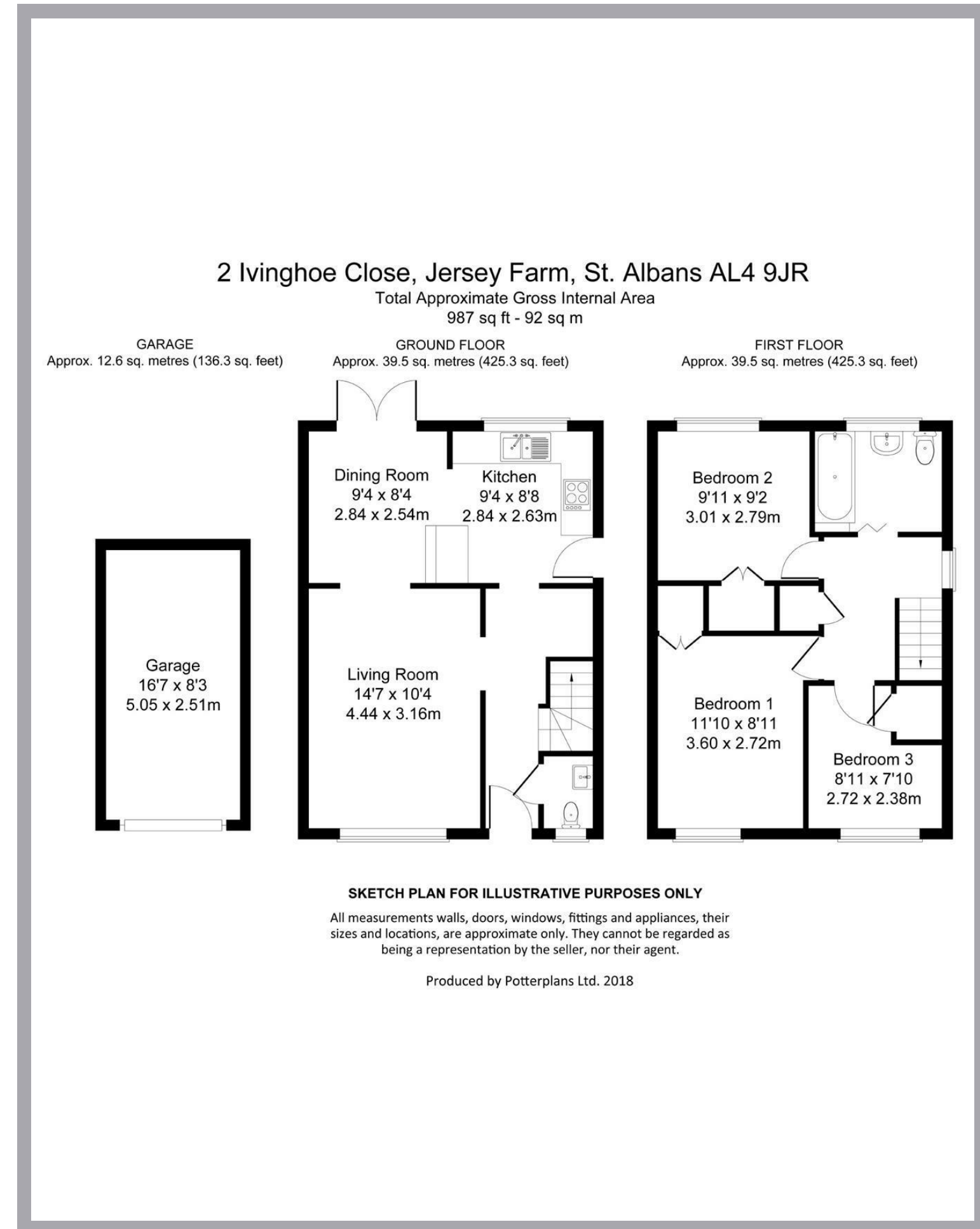
Guide Price £550,000

EPC Rating: G Council Tax Band: E



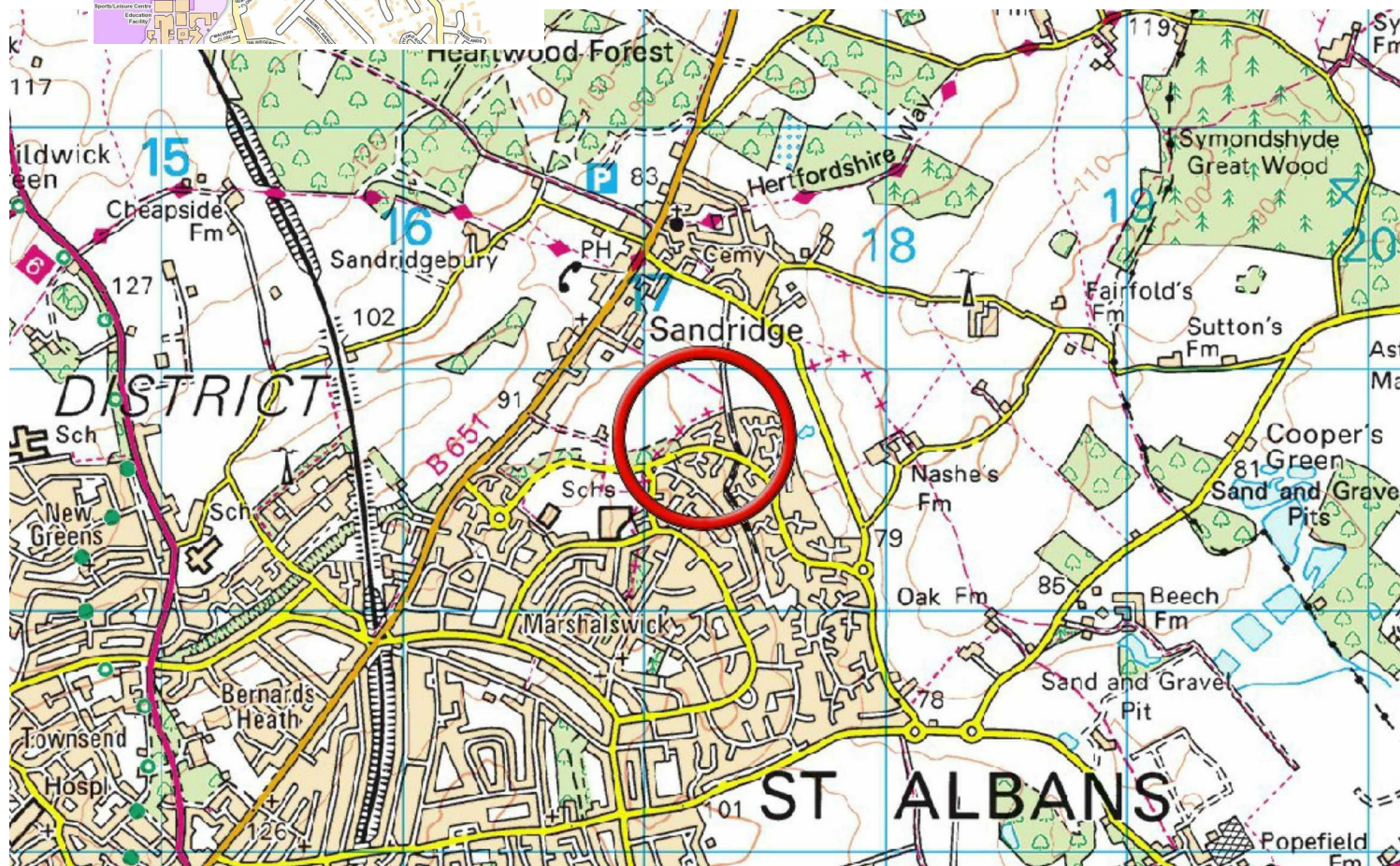
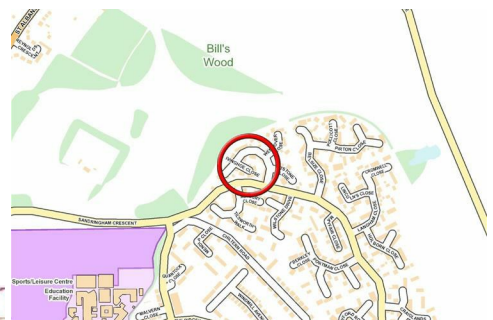
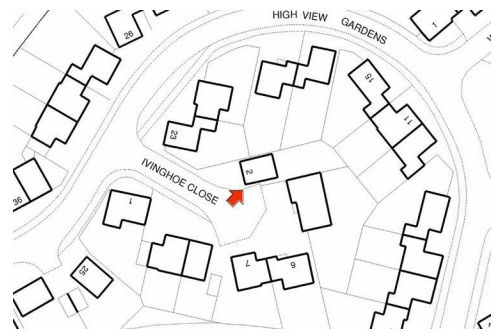
All The Ingredients Needed For A Fabulous Lifestyle

A detached three bedroom family home nestled in a quiet cul de sac location within the popular residential development of Jersey Farm. The property is deceptively spacious and comprises of two reception rooms, a downstairs cloakroom, fitted kitchen, three bedrooms and a family bathroom. The ground floor is intended for families where versatile living spaces flow and connect together. The living room is a good sized room with feature wood burner that lends a cosy feeling and is open to the dining room where patio doors open to the outside making indoor/outdoor access easy. A breakfast bar joins the dining room to the open kitchen which is the perfect space for family meals together or entertaining. Two double bedrooms and an ample sized third bedroom plus the family bathroom is situated on the first floor. Outside the property benefits from a large rear garden, a garage and off road parking to the front of the property. Ivinghoe Close is conveniently located within the catchment of highly regarded schools, with Sandringham Secondary School being within walking distance. The excellent amenities at the Jersey Farm shopping parade which include a doctor and dentist surgeries are also nearby. St. Albans city centre and the mainline railway station remain only a short distance 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

- Located In Jersey Farm
- Three Bedrooms
- Kitchen/Breakfast Room
- Garage & Parking
- Bovis Detached Property
- Two Receptions Room
- Downstairs Cloakroom
- Chain Free

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		



