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Cassidy  
&Tate  
Your Local Experts



Award Winning Agency



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HAREFIELD PLACE  
ST ALBANS  
AL4 9JQ

Offers In Excess Of £700,000

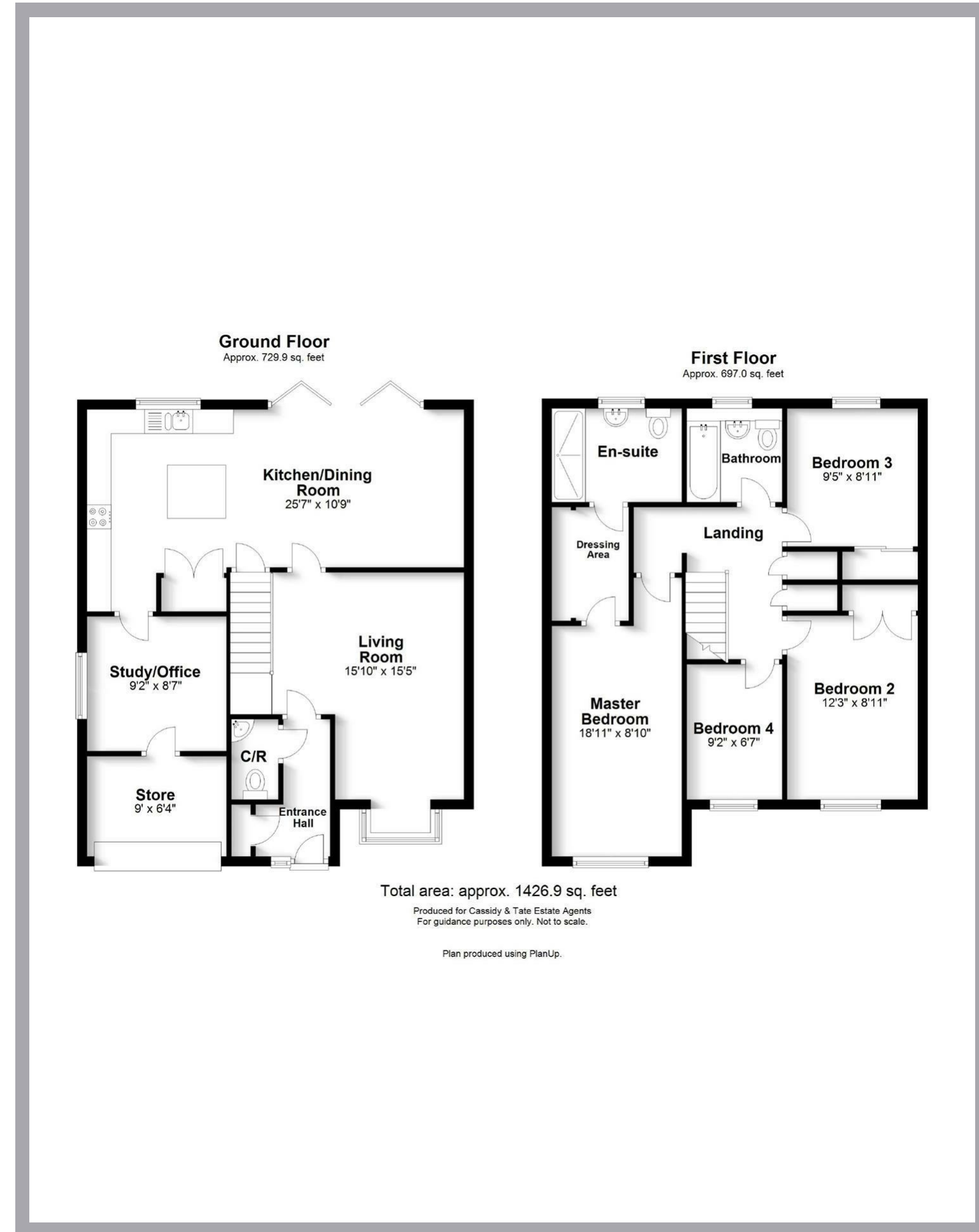
EPC Rating: G Council Tax Band: F



Cassidy&Tate

## All The Ingredients Needed For A Fabulous Lifestyle

A four bedroom detached property positioned on a corner plot and nestled in a cul de sac location in the popular residential development of Jersey Farm. The property has been maintained to a lovely standard throughout and enjoys light filled rooms which is clearly evident in the kitchen/dining room with Bi-fold doors opening to the rear garden patio area. There is also a generous sitting room as well as a study/ home office. The master bedroom also has its own dressing room and modern en suite. There are three further good size bedrooms and a luxurious family bathroom. Outdoor entertaining is made easy via the bi-folding doors which open to the lovely rear garden which is well tended and is mainly laid to lawn, There is also off road parking to the front of the property which in turn leads to the garage which has been partly converted to create a useful office space and store room for bikes. Harefield Place is conveniently placed for excellent sought after schools and good local amenities.



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 House
- Open Plan Kitchen/Diner
- Master Bedroom En Suite
- Modern Bathroom Suite
- Sitting Room
- Study/Office
- Three Further Bedrooms
- Close To Sought After Schools



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		EU Directive 2002/91/EC	



