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Cassidy
&Tate
Your Local Experts



Award Winning Agency

www.cassidyandtate.co.uk



WILSTONE DRIVE
ST ALBANS
AL4 9TT

Offers In Excess Of £300,000

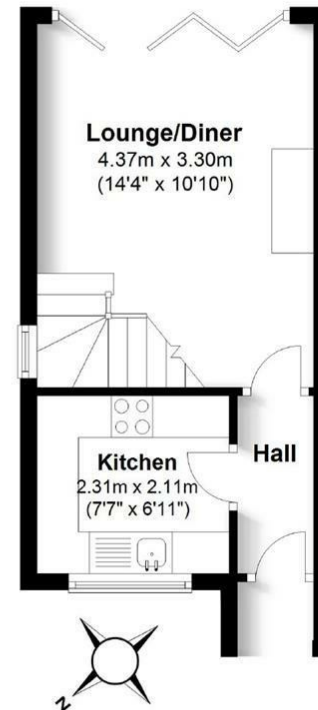


All The Ingredients Needed For A Fabulous Lifestyle

Situated in the ever popular residential development of Jersey Farm is this modern end of terraced freehold property which has been totally refurbished throughout and has the potential to extend, subject to obtaining the relevant planning consents. The property comprises of an entrance hall, a fitted kitchen, lounge/diner, one double bedroom and a bathroom. Further features include a front and rear garden, allocated parking, double glazing and gas central heating. A lovely contemporary atmosphere has created bright and comfortable living spaces with wood effect flooring that runs from the entrance hall through to the downstairs areas connecting the kitchen and lounge/diner. The kitchen is fitted with a modern range of white gloss units whilst the bathroom has been fitted with a modern white suite, a walk-in shower cubicle and fully tiled walls. Patio doors from the lounge/diner open to the low maintenance rear garden, which is mainly laid to lawn and has gated access to the front of the property. The property also benefits from off street parking to the side. Jersey Farm enjoys its own good local facilities including a 'Tesco' Metro, a doctor and dentists surgeries, and a hairdressers. St. Albans city centre and mainline railway station is close by.



Ground Floor
Approx. 22.5 sq. metres (242.4 sq. feet)

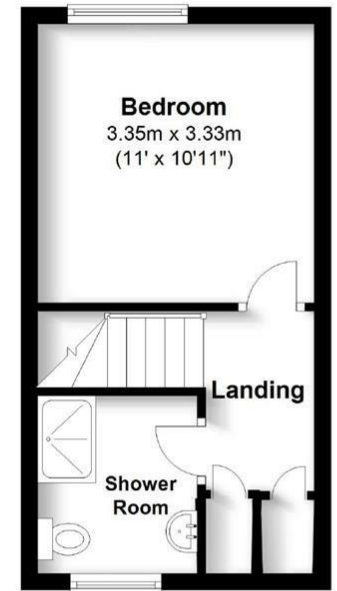


Total area: approx. 44.5 sq. metres (479.4 sq. feet)

Produced for CASSIDY AND TATE
For guidance purposes only. Not to scale.

Plan produced using PlanUp.

First Floor
Approx. 22.0 sq. metres (237.0 sq. feet)



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

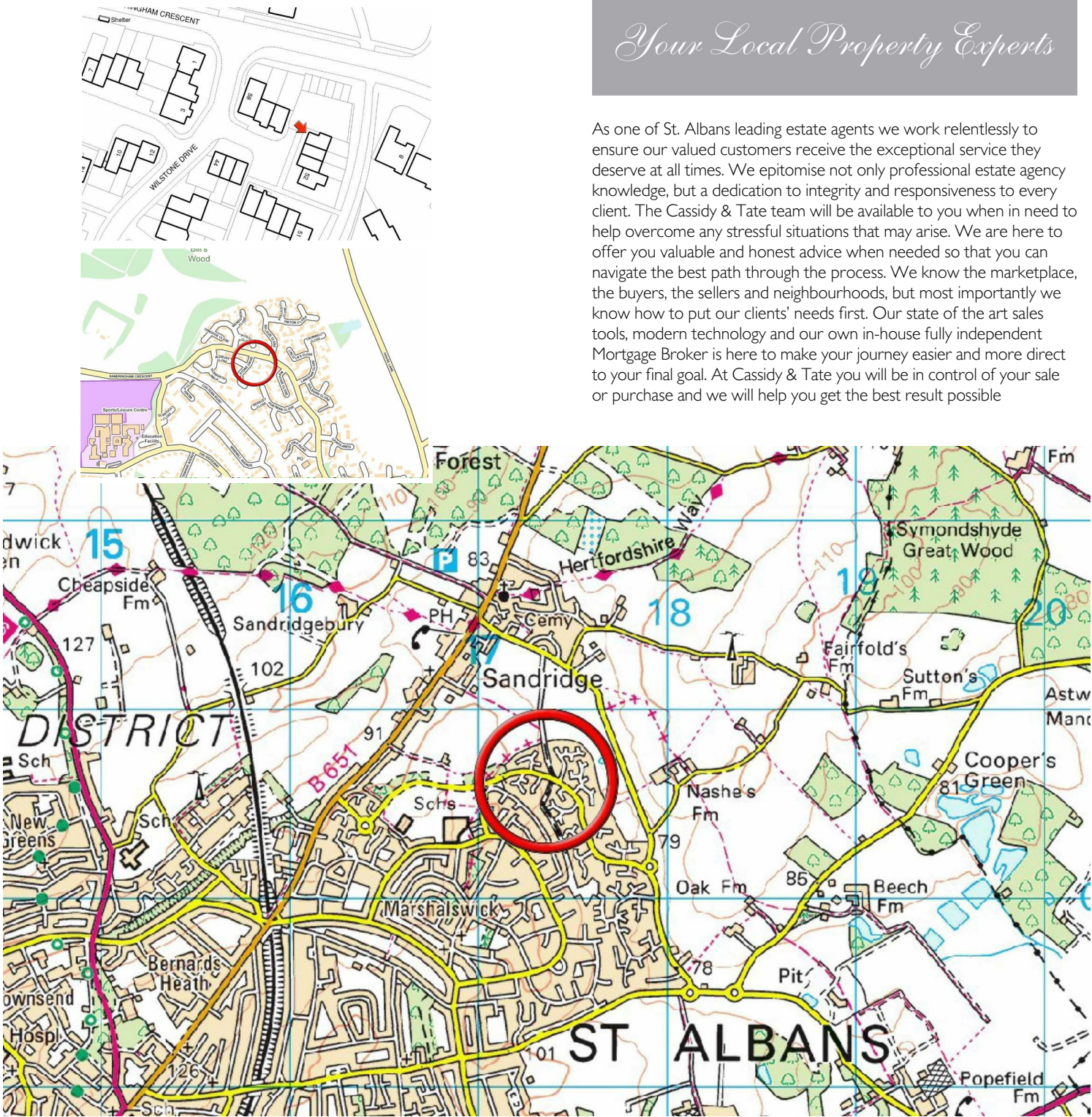
Why Cassidy & Tate

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

- Located In Jersey Farm
- One Bedroom House
- Freehold
- Allocated Off Street Parking
- End Of Terrace
- Fully Refurbished Throughout
- Private Rear Garden
- Potential To Extend (stpp)

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	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

