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Cassidy
& Tate
Your Local Experts



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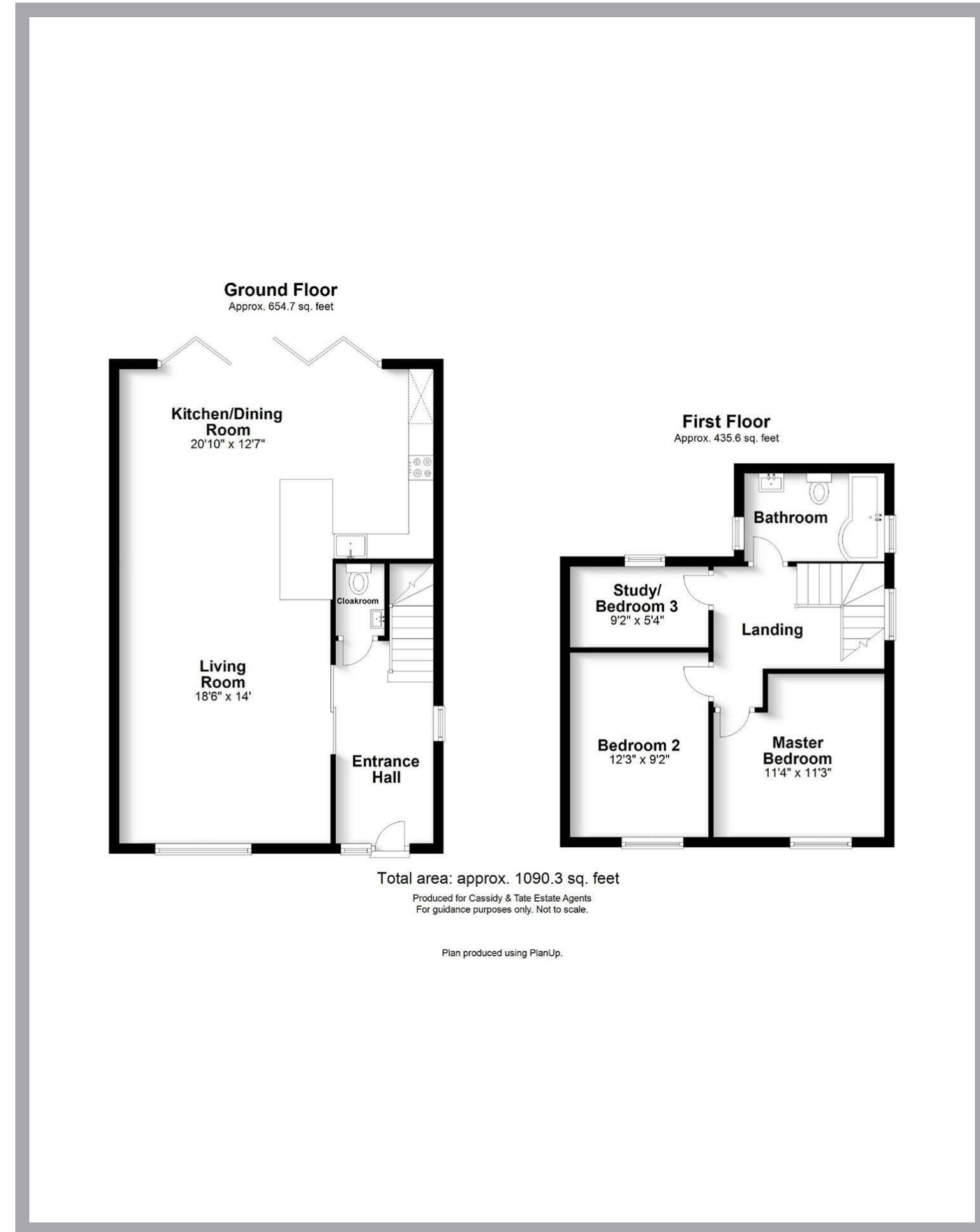
TASSELL HALL
ST. ALBANS
AL3 7JE

Guide Price £495,000



All The Ingredients Needed For A Fabulous Lifestyle

CHAIN FREE - Cassidy & Tate are delighted to offer to the market a brand new build which will be completed by spring 2021. Highly experienced and reputable builders Tudor Developments specialise in designs to suit today's family needs with quality features and simple functional living spaces. Tassell Hall will be a suitable home for a family, first time buyer or a buyer looking for a property that they can just move straight into. The property is a two/three bedroom, semi-detached house featuring a fabulous open plan kitchen/living/dining room, downstairs cloakroom, two double bedrooms, a third bedroom/study and a family sized bathroom. Outside, to the rear of the property is an enclosed and low maintenance rear garden and to the front there is a driveway providing off road parking. Tassell Hall is situated in a desirable residential area in Rebound, well placed for a variety of good local amenities. Rebound is a pretty village that lies approximately three miles from Harpenden town centre and approximately four miles from St. Albans. For the commuter by car Rebound offers you excellent road access via the M1, M25 and A1(M) motorways. For the commuter by train, there is a fast and efficient Thameslink rail service from Harpenden to London, St. Pancras is about 30 minutes. There are good sporting and leisure options available with Rebound Golf Club & Cricket Club. Rebound Recreation Centre has numerous football pitches and a multi-function sports hall. Nearby Harpenden and St Albans are renowned for their excellent state schools. With, Roundwood Park, St John Lawes and St Georges in Harpenden and St Albans Girls School in St Albans.



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

- CHAIN FREE
- Finished Early Spring
- Open Plan Accommodation
- Two Double Bedrooms & Study
- Brand New Build
- Three Bedroom Semi Detached
- Downstairs Cloakroom
- Off Street Parking

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	

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		
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