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**Cassidy
& Tate**
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

**SUMMERFIELD CLOSE
ST. ALBANS
AL2 1PT**

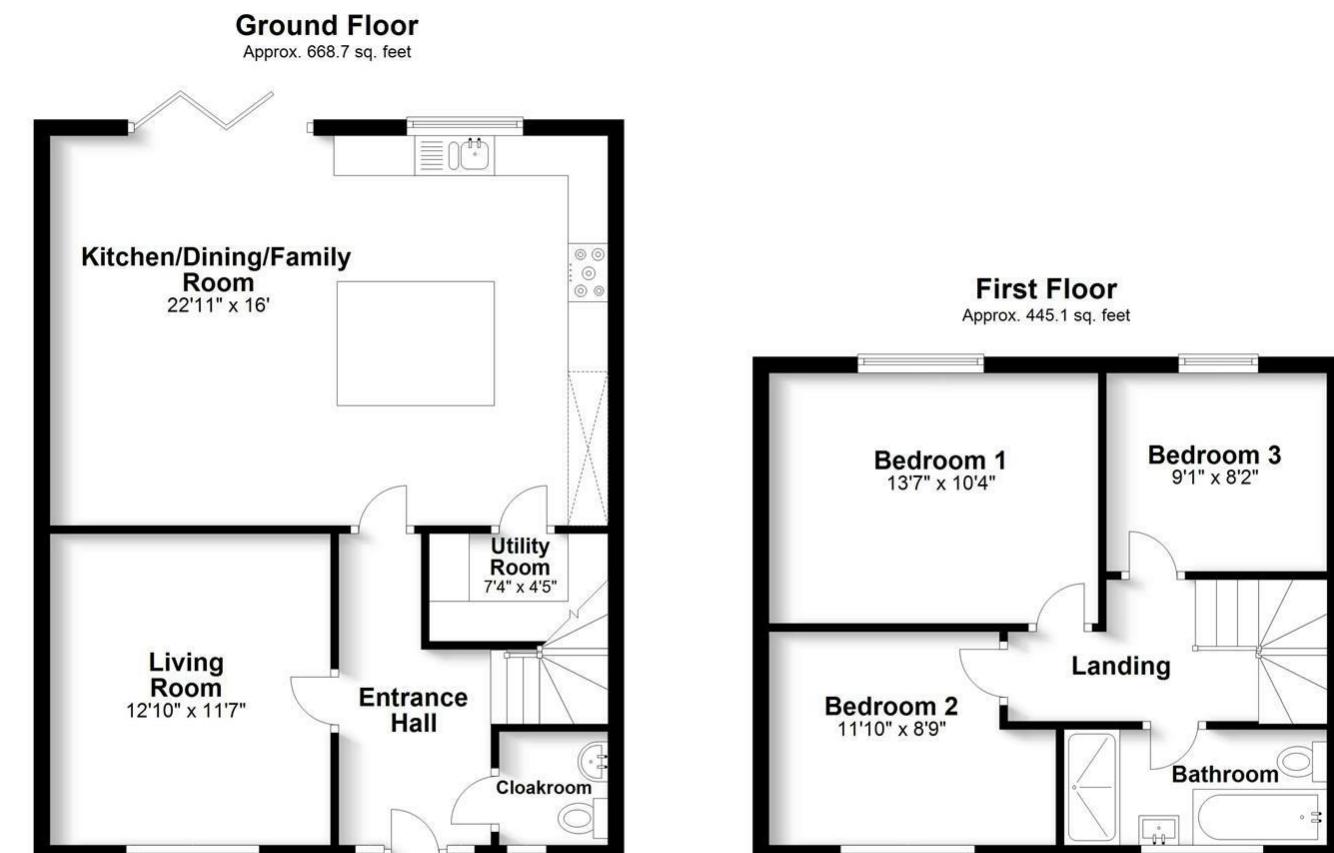
Guide Price £625,000

EPC Rating: C Council Tax Band: C



All The Ingredients Needed For A Fabulous Lifestyle

Two brand new three bedroom semi detached houses that enjoy a quiet crescent location set back from a village style green in the popular location of London Colney. These lovely homes will be arranged over two floors and finished to a high specification throughout. The ground floor accommodation boasts a stylish kitchen/dining/family room with doors that will open to the outside, a separate living room, a utility room and a cloakroom. Upstairs are three good sized bedrooms serviced by a luxury bathroom. The properties also benefit from side access leading to a low maintenance, re-designed southerly aspect rear garden, and a driveway to the side of the house with parking for two cars plus an additional side area for one of the houses which will be an ideal space for a home office. The properties are within walking distance of both Bowmans Green and St Bernadette primary schools. There is also a nearby retail park, Colney Fields, which contains a large Sainsburys, Marks & Spencer's, Next, Boots and TK Maxx, as well as good local amenities located on the High Street. Access to the motorway networks is convenient too with the M25 Junction 22 within a short drive.



Produced for Cassidy & Tate Estate Agents
For guidance purposes only. Not to scale.

Plan produced using PlanUp.

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*

- Brand New Development
- Three Bedrooms
- Freehold
- 2 X Semi Detached
- Private Parking
- Chain Free
- New Home Warranty
- Council Tax D

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		
Not energy efficient - higher running costs			
England & Wales		70	85
EU Directive 2002/91/EC			



