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**Cassidy
& Tate**
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

**CHERITON CLOSE
ST. ALBANS
AL4 9HU**

Asking Price £475,000

EPC Rating: C Council Tax Band: D



All The Ingredients Needed For A Fabulous Lifestyle

A recently refurbished two bedroom property situated at the end of a cul de sac in the popular development of Jersey Farm near favoured schooling and shops. The property has been fully modernised in the last 12 months to include new boiler, rewiring, new kitchen, new shower room, new flooring throughout. The accommodation includes entrance hall, open plan kitchen/living room, shower room and two double bedrooms incorporating a study/dressing area. To the rear, there is a private, low maintenance garden leading to a single garage with off road parking and on road parking to the front. Jersey Farm benefits from a small parade of shops, doctor and dentist surgeries. St Albans city centre and the mainline railway station remain a short distance away.



Ground Floor
Approx. 725.4 sq. feet



Total area: approx. 725.4 sq. feet

Produced for Cassidy & Tate Estate Agents. For guidance purposes, 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



Cassidy&Tate

*Specialists in
Bespoke Properties*

- Semi Detached Property
- Recently modernised
- Near Popular Schooling
- Garage & Parking
- EPC Rating C
- Close To Schools
- Two Double Bedrooms

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	89	
(81-91)	B	73	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



