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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

ST ALBANS ROAD WEST
ELLENBROOK
AL10 9RU

Price Guide £500,000

EPC Rating: G Council Tax Band: E



All The Ingredients Needed For A Fabulous Lifestyle

Set back from the road and sitting on a large plot is this un-extended three bedroom semi-detached property situated in the popular area of Ellenbrook. The property already has planning permission in place for a single or double storey extension, making this property an exceptional opportunity for the prospective purchaser to design living accommodation to meet their individual needs and preferences. Internally the property is spacious and maintained in good order, providing well proportioned living accommodation. On the ground floor is a fitted kitchen, two reception rooms that flow and connect with ease to include a living room, separate dining room and an 11ft sun filled conservatory. On the first floor are two double bedrooms and a good sized third bedroom all served by a family bathroom. A particular feature of the property is the 150ft south facing, walled rear garden which is stocked with a variety of mature plants and shrubs, has an ornate pond and a vegetable patch. To the front of the property is a good sized block paved driveway providing off road parking for several cars which in turn leads to the garage. St. Albans Road West is a popular address situated on the fringes of St. Albans and Hatfield and close to the extensive shopping and leisure facilities of the Galleria shopping centre.



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

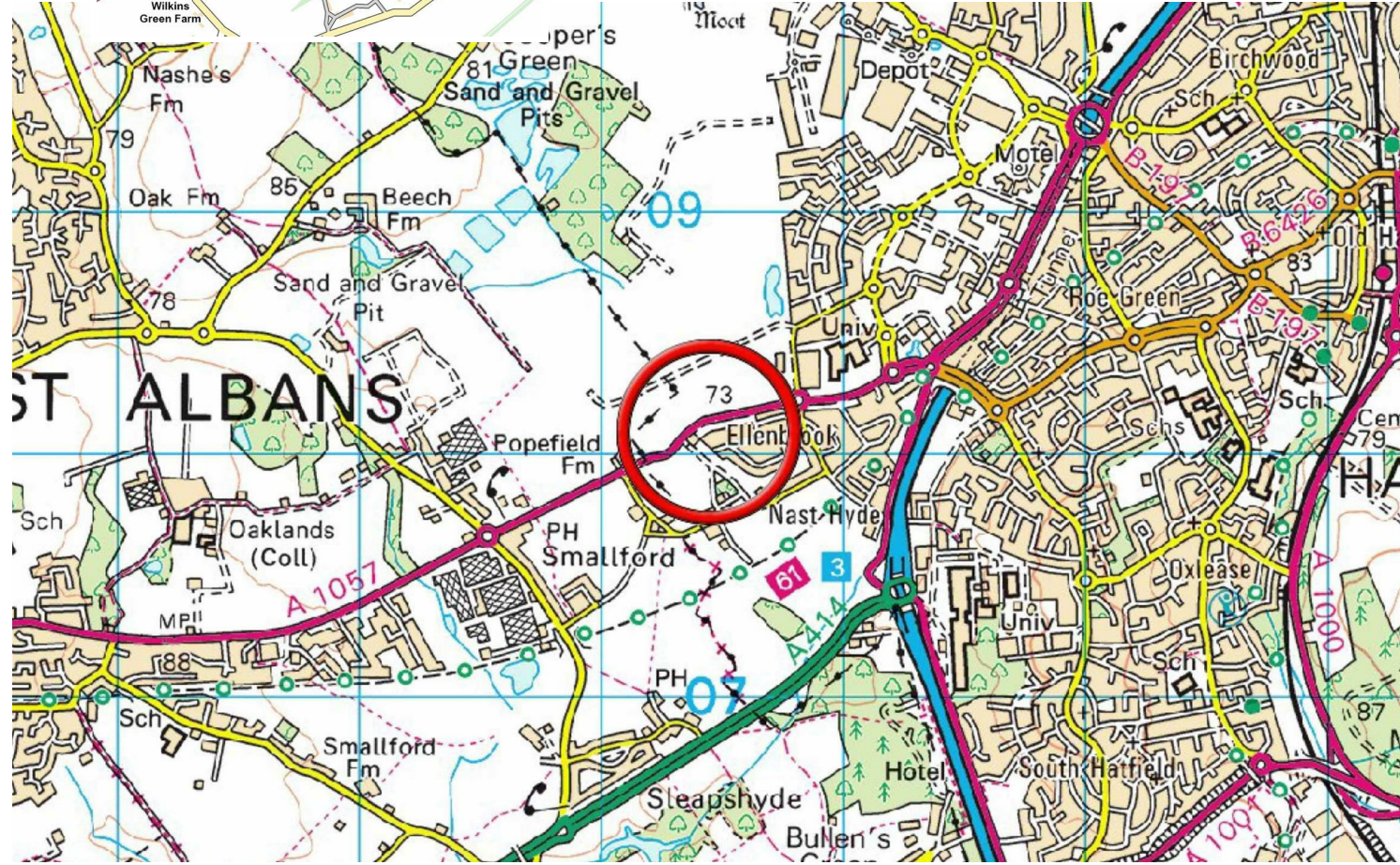
Why Cassidy & Tate

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

- Refurbishment Project
- Planning Permission Granted
- Two Reception Rooms
- Garage & Parking
- Unextended Property
- Three Bedrooms
- South Facing Walled Garden
- Chain Free

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	



