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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



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ELLIS FIELDS  
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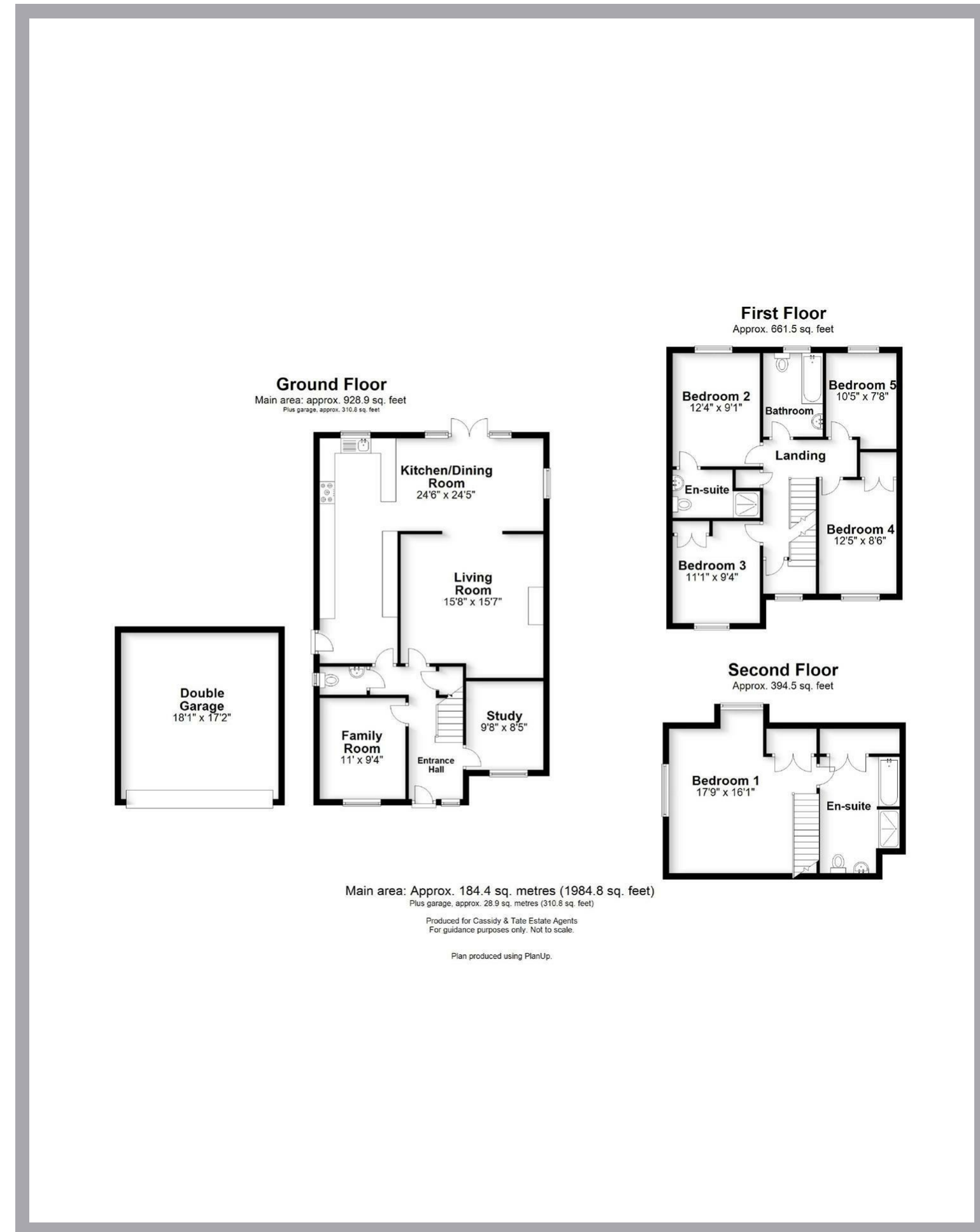
Guide Price £1,100,000

EPC Rating: G Council Tax Band: G



## All The Ingredients Needed For A Fabulous Lifestyle

Tucked away from the busy road and nestled in a peaceful cul-de-sac location, is this handsome, five bedroom detached family home. Positioned within a development of similar properties, located just off the Old Harpenden Road, Ellis Fields is a favoured address for families as it is close to excellent schooling and residents get to enjoy the lovely communal green space as well the social functions that are arranged by residents within the development. Internally the property is beautifully presented and boasts a cleverly designed floorplan that makes the most of the available space over three floors. A superb open kitchen/dining room is the perfect setting for family meals or gatherings, and the base to move from inside to outside. Patio doors and skylights provide all year round natural daylight. The lounge which is open to the kitchen/dining room is a comfortable room whilst the family room allows for some private time. Also on the ground floor is a study and a cloakroom. The principal bedroom and bedroom two enjoy the facilities of an en-suite, and a family bathroom services the remaining bedrooms. Outside is an attractive, well tended rear garden. To the front a driveway provides plenty of parking and there is a detached double garage with light and power connected. Ellis Fields is located approximately 1.5 miles from St.Albans City Centre and is a short distance from the mainline railway station.



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

- Lovely Detached House
- Close To Excellent Schools
- Two Ensuites & Family Bathroom
- Open Kitchen/Dining Room
- Peaceful Cul-De-Sac Location
- Five Bedrooms
- Three Reception Rooms
- Detached Garage & Driveway

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



