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Cassidy
&Tate
Your Local Experts



Award Winning Agency

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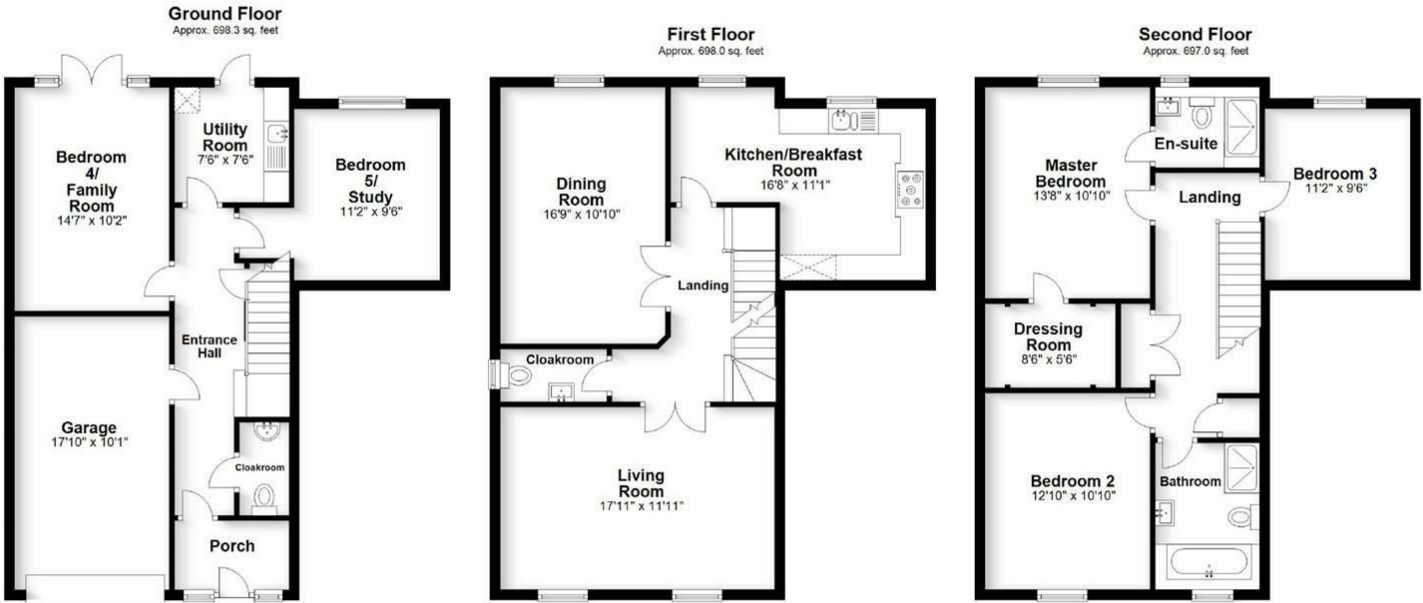
ELLIS FIELDS
ST ALBANS
AL3 6BG

Guide Price £1,000,000



All The Ingredients Needed For A Fabulous Lifestyle

This elegant town house has substantial accommodation of around 2100 sq feet with very well presented accommodation. It is light, bright and airy with high ceilings and highly versatile to suit a number of family needs. Arranged over three floors with easy flowing rooms, all beautifully decorated. Situated in an exclusive development to the North of the city, yet within easy striking distance of the centre itself with its host of eateries and amenities for all. It is not far to the mainline station with its fast trains to Kings Cross. Ellis Fields is a highly sought after cul de sac and ideal for local junior schools and the renowned St Albans Girls School commonly referred to as STAGS.



Total area: approx. 2093.3 sq. feet
Produced for Cassidy & Tate Estate Agents
For guidance purposes only. Not to scale.
Plan produced using PlanUp.

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

- Prime Residential Location
- Exclusive Ellis Fields Area
- Town House
- Arranged Over Three Levels
- Four/Five Bedrooms
- Two/Three Reception Rooms
- En-Suite Bathroom & Utility
- Garage & 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		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	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		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



