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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

MAYFAIR CLOSE

ST ALBANS

AL4 9TN

Guide Price £750,000

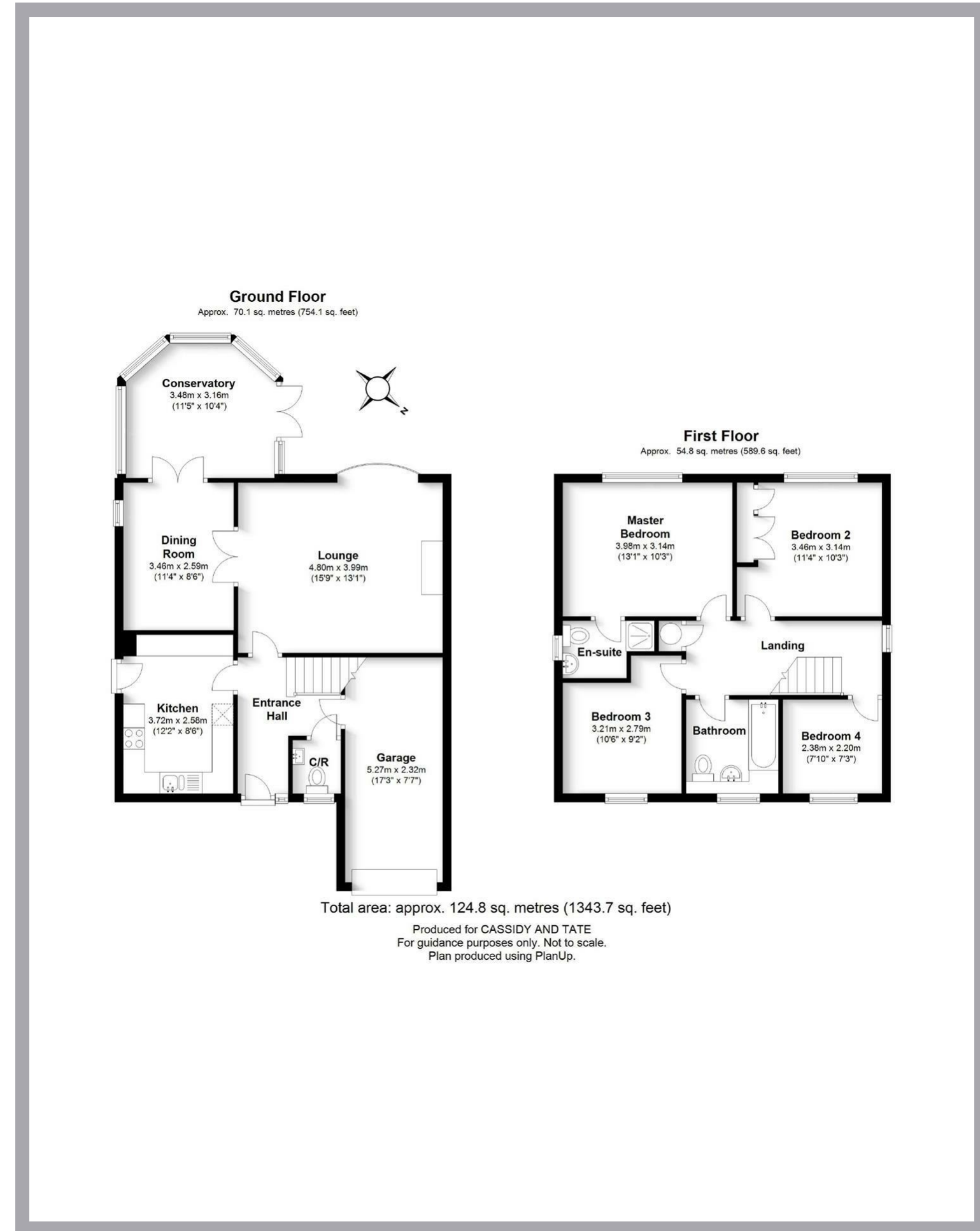
EPC Rating: G Council Tax Band: F



Cassidy&Tate

All The Ingredients Needed For A Fabulous Lifestyle

A four bedroom, detached property that offers spacious and very well presented living accommodation that is flexible and versatile, making this property an ideal home for the ever growing family lifestyles. Three living areas to include a 15ft lounge, a separate dining room and a conservatory bathed in sun light all connect via double doors allowing for open plan or separate living. The attractive rear garden is a natural backdrop view from the conservatory and well proportioned lounge. A kitchen complete with integrated appliances and opening hatch to the dining room, and a cloakroom completes the downstairs accommodation. On the first floor an en-suite serves the master bedroom whilst a family bathroom serves the additional three bedrooms. Further features include a courtesy door from the entrance hall to the garage, double glazing and gas central heating. To the front of the property is a hard standing driveway providing off road parking. Mayfair Close is a sought after road situated in the popular Jersey Farm development, close to excellent schooling.



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

- Detached Bovis Home
- Four Bedrooms
- Master Bedroom En-Suite
- Conservatory
- Located In Jersey Farm
- Two Reception Rooms
- Cloakroom
- 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	1	1
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	



