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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

IVORY CLOSE
ST ALBANS
AL4 0GU

Guide Price £825,000

EPC Rating: G Council Tax Band: G



All The Ingredients Needed For A Fabulous Lifestyle

Located in a pleasant cul de sac, on a modern development, is this substantial five bedroom family home where a union of space and a contemporary ambience is evident throughout the property. The property's proportions will suit any prospective buyer, and the well thought out floorplan lends itself to accommodate busy family lifestyles. The superb open kitchen/dining room is the perfect place for entertaining, or to catch up with the family within a casual and relaxed atmosphere. A well balanced lounge with patio doors looking out to the garden provides a welcoming and comfortable room, whilst a family room and study allows for separate living. Also to the ground floor is a utility room and a cloakroom. Upstairs is a generous sized master bedroom with en-suite bathroom. The remaining four bedrooms are served by a large family bathroom. Externally, the property is enhanced by an attractive and private rear garden, off road parking to the front and a garage. Ivory Close is well placed for local schools, St.Albans City station and local amenities.



Total area: approx. 170.0 sq. metres (1830.2 sq. feet)
 Sketch layout only. This plan is not drawn to scale and is for identification purposes only.
 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



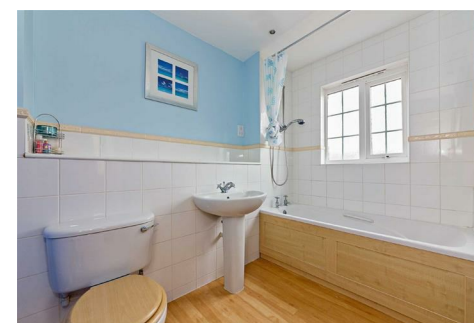
Why Cassidy & Tate

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

- Modern Development
- Master Bedroom En-Suite
- Kitchen / Dining Room
- Fully Enclosed Family Garden
- Five Bedrooms
- Two Reception Rooms
- Downstairs 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	



