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Cassidy
&Tate
Your Local Experts



Award Winning Agency

www.cassidyandtate.co.uk



WESTFIELD COURT
ST. ALBANS
AL4 9JN

Guide Price £470,000



All The Ingredients Needed For A Fabulous Lifestyle

Nestled within a cul-de-sac location in the ever popular residential area of Jersey Farm and conveniently positioned for excellent primary and secondary schools, is this beautifully presented two bedroom, mid terraced property. The property has been extended to the rear providing flexible and spacious ground floor living accommodation. Internal downstairs accommodation briefly comprises of an entrance hall, and a fabulous open plan reception room that incorporates a kitchen area, fitted with a range of modern shaker style units, contrasting work top surfaces and built in appliances, a living area and a dining area with bi-folding doors that open to the low maintenance rear garden. Upstairs are two bedrooms and a family sized bathroom. The rear garden is fully enclosed by timber boundary fencing with rear gated access leading to garage en bloc. Jersey Farm benefits from its own parade of shops, doctor and dentist surgeries and a public house. The more comprehensive shopping and leisure facilities of the city centre and the mainline railway station remain only a short distance away.



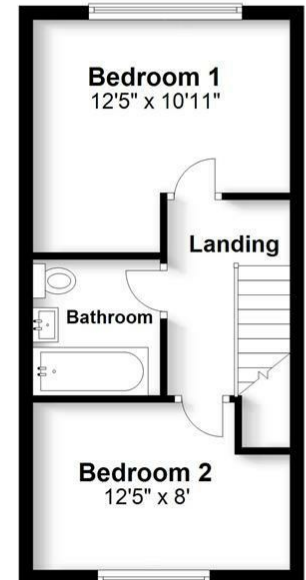
Ground Floor

Approx. 419.9 sq. feet



First Floor

Approx. 322.0 sq. feet



Total area: approx. 741.8 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

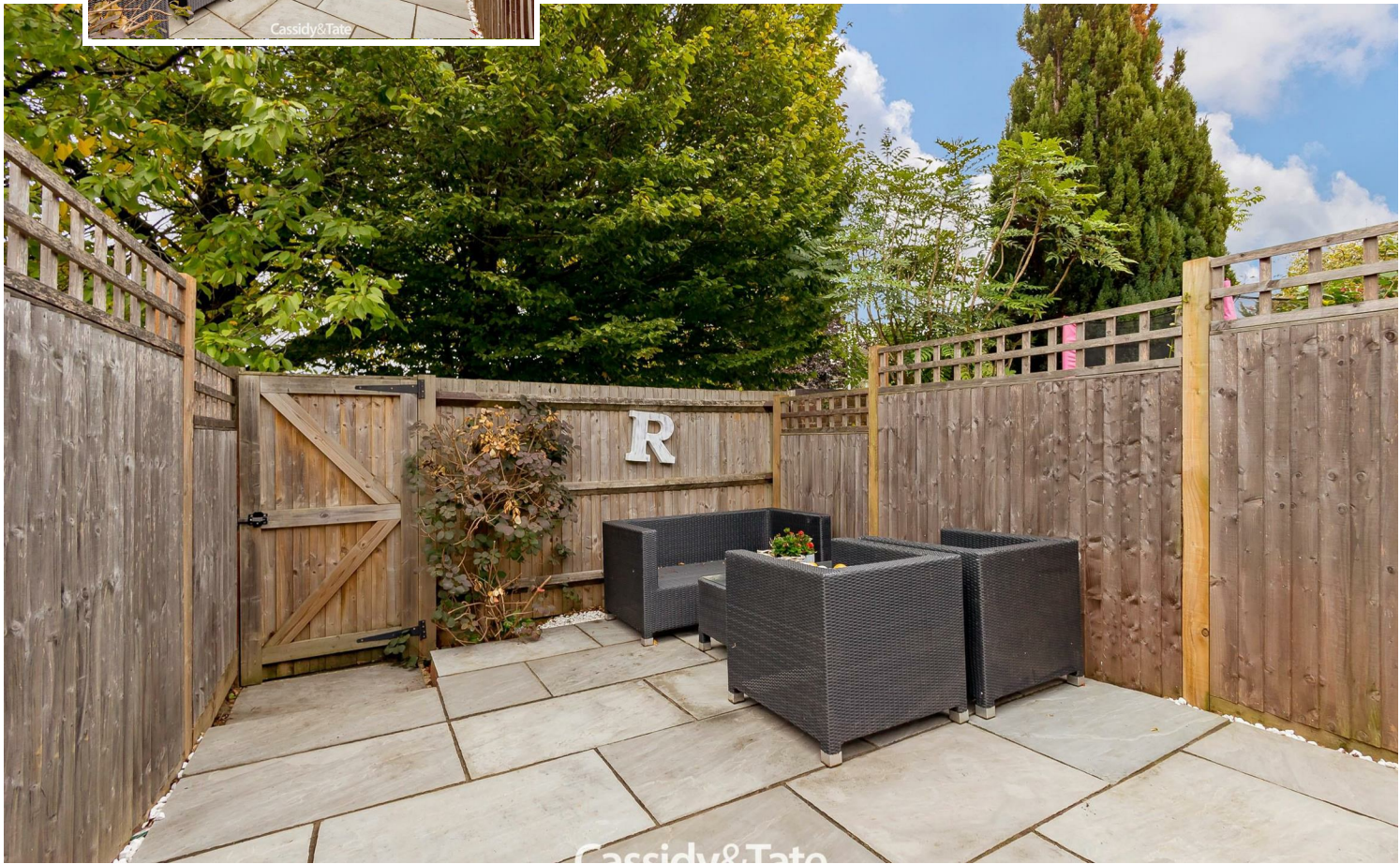
Why Cassidy & Tate

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

- Cul De Sac Location
- Two Bedrooms
- Garage En Bloc
- Extended to Rear
- Mid Terrace
- Beautifully Presented
- Low Maintenance Garden
- Jersey Farm

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(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	

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	

