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Cassidy  
&Tate  
Your Local Experts



Award Winning Agency

COLNEY HEATH LANE

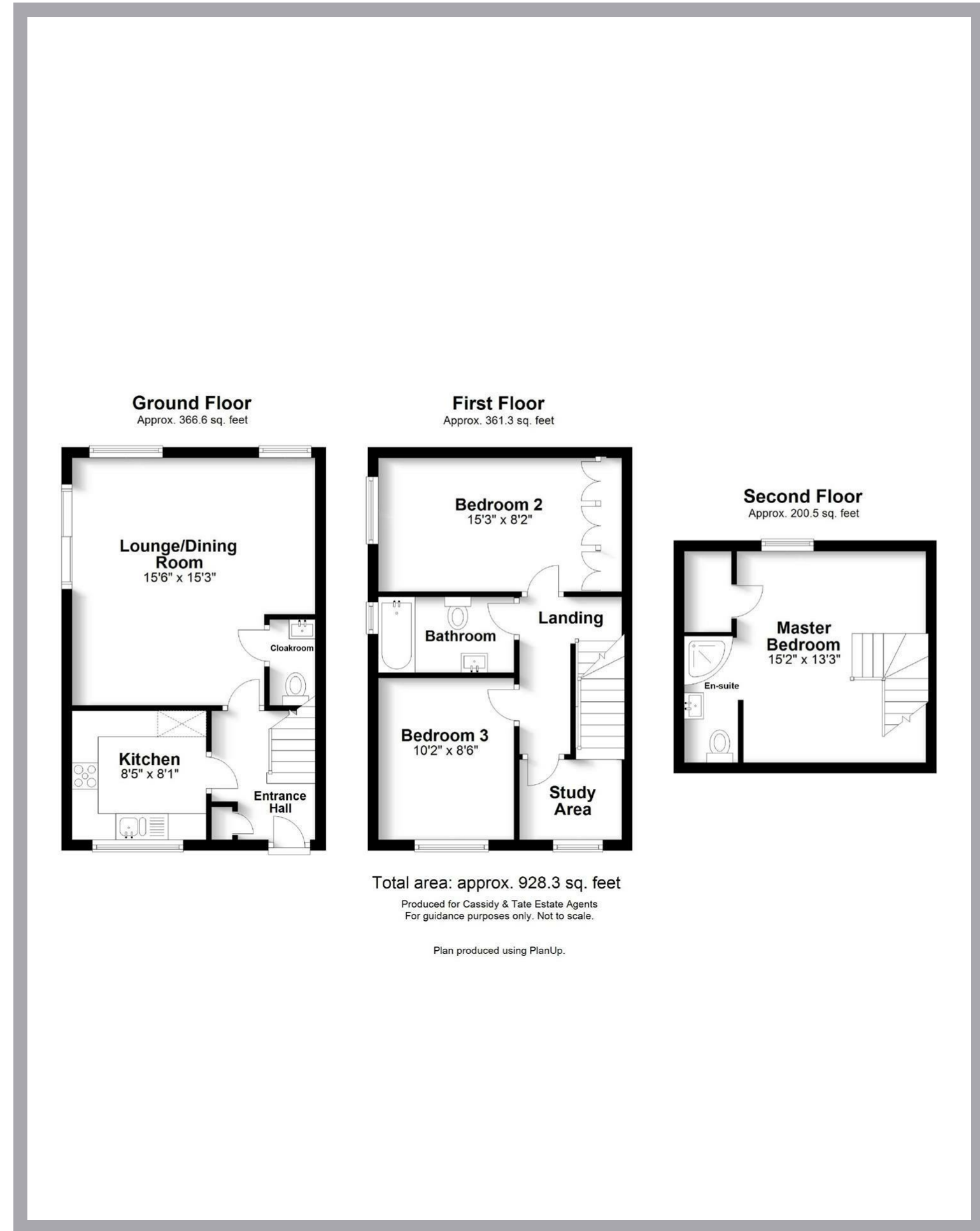
ST ALBANS

AL4 0SY



## All The Ingredients Needed For A Fabulous Lifestyle

Cassidy & Tate are pleased to offer this three bedroom, end of terraced property which is situated in a sought after location and close to excellent schooling. Arranged over three levels, the property is presented in a lovely decorative order throughout and provides spacious well balanced living accommodation. On the ground floor is an entrance hall, fitted modern kitchen with complementary granite work top surfaces, a cloakroom and a lovely bright lounge with patio doors that open onto the patio area. On the first floor are two double bedrooms, a family bathroom and a useful study area. The master bedroom complete with en-suite shower room can be found on the second floor. Outside is a low maintenance and enclosed rear garden with a good sized patio area, mainly laid to lawn and mature shrubs and plants. There is allocated parking for two vehicles. Zero house is located not only a short walk away from well regarded schools like Beaumont & Nicholas Breakspear but also good local amenities on Hatfield Road.



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

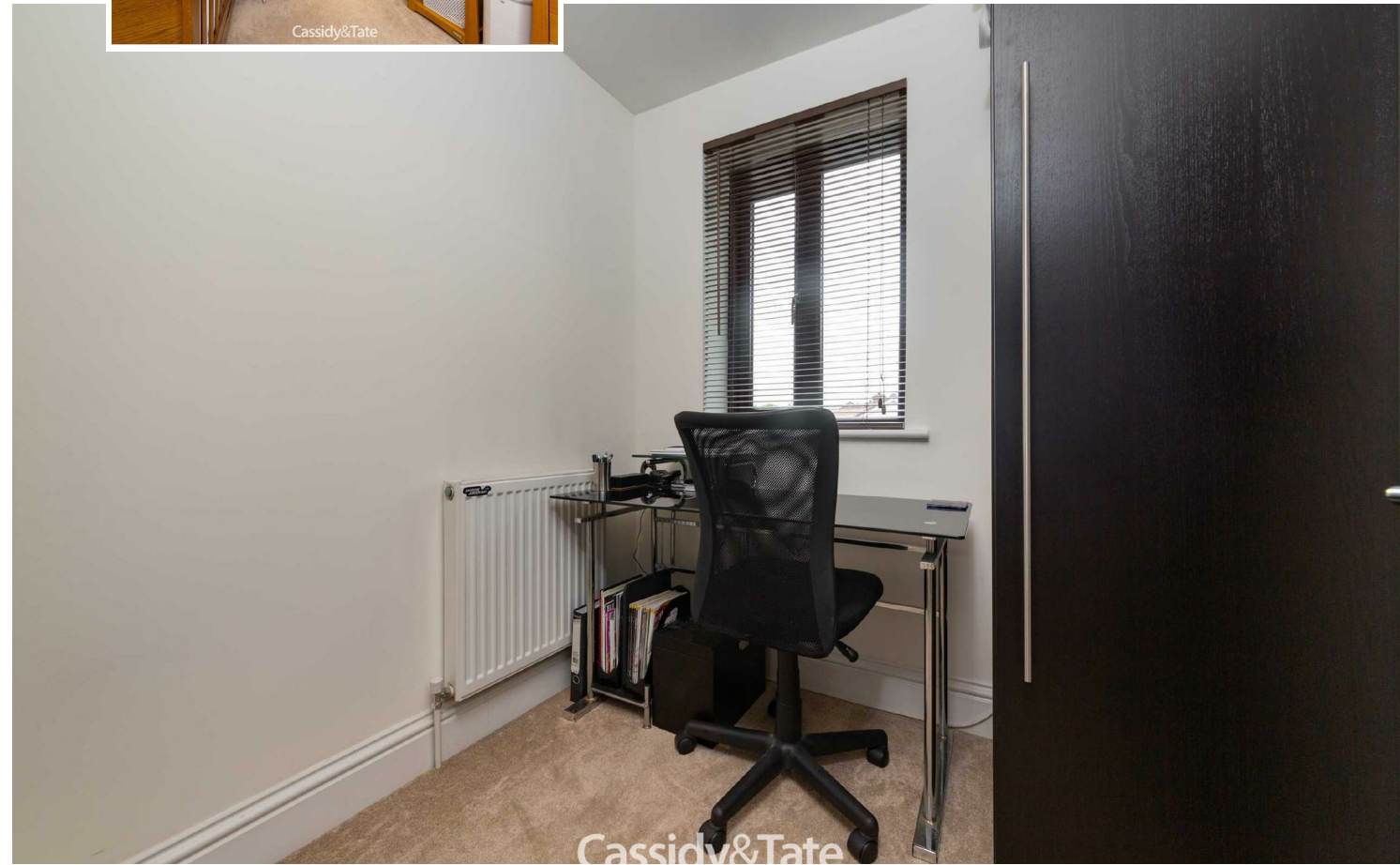


## Specialists in Bespoke Properties

- Three Bedrooms
- Split Over Three levels
- Lounge/Diner
- Walking To Local Schools
- Master Bedroom En-Suite
- Downstairs Cloakroom
- Allocated Parking X 2 Cars
- Lovely Condition Throughout

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	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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