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Cassidy  
&Tate  
Your Local Experts



Award Winning Agency

SOUTHFIELD WAY  
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AL4 9JJ



Cassidy&Tate

# All The Ingredients Needed For A Fabulous Lifestyle

Cassidy & Tate are delighted to offer for sale this four bedroom detached family home situated in a desirable road in the popular residential development of Jersey Farm, conveniently located for excellent schools and good local amenities. A handsome property which offers spacious and versatile living accommodation arranged on two floors. The ground floor layout affords a particularly well thought out design where living accommodation flows and connects beautifully. From the entrance hall is door into the 15ft living room which is open to the dining room. A door from dining room connects to the fitted kitchen/breakfast room whilst double doors from the dining room open into the sun filled conservatory. Also downstairs is a useful shower room. Upstairs are four double bedrooms and a family bathroom. Outside is a beautiful mature and well maintained rear garden with patio area and to the front of the property is a driveway providing off road parking which in turn leads to two garages. Jersey Farm enjoys its own good local amenities including a doctor and dentist surgeries, a 'Tesco' metro, a hairdresser, Indian restaurant and a pharmacy. St. Albans city centre and the mainline railway station is only a short distance away.



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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

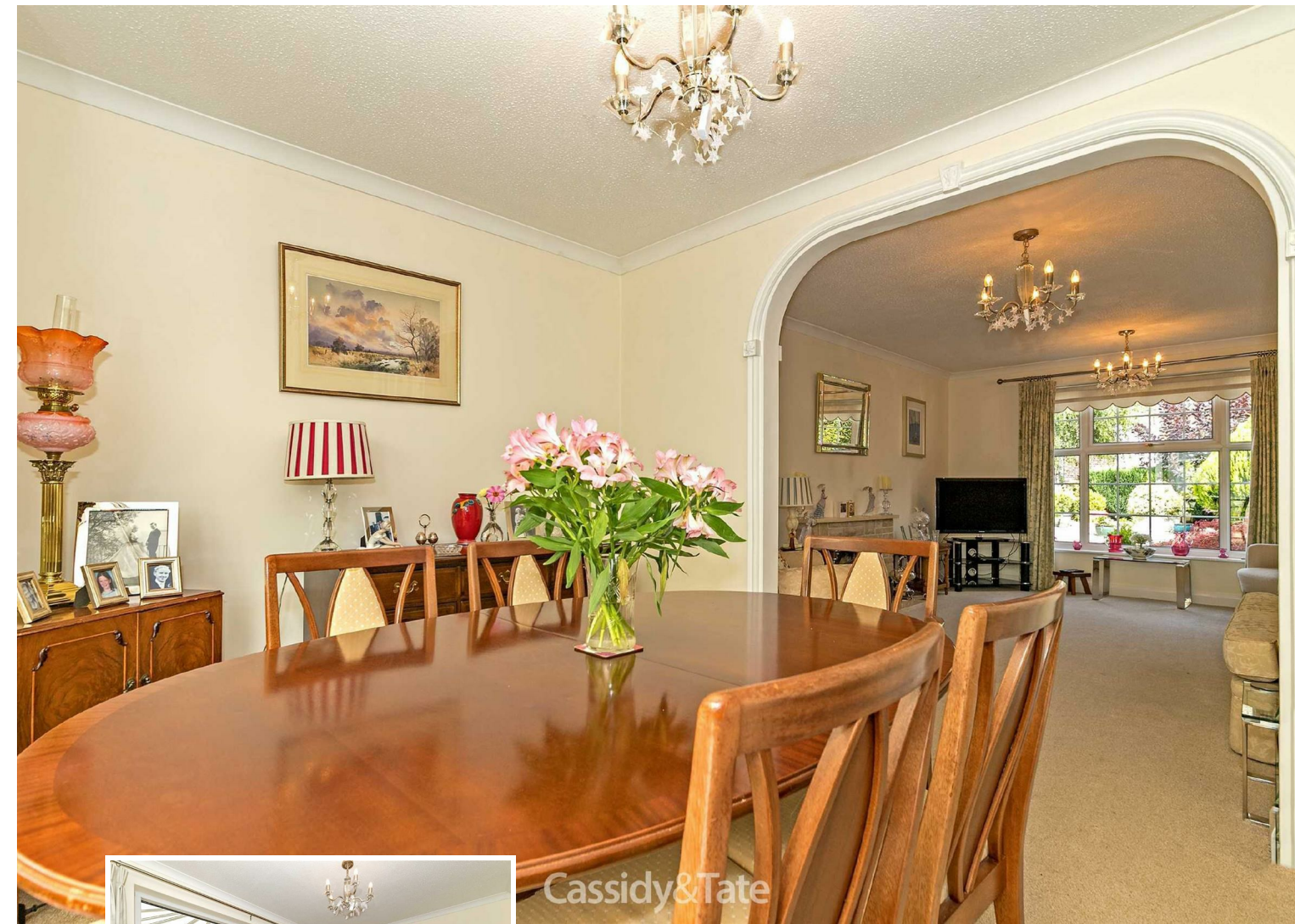
## Why Cassidy & Tate

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



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## Specialists in Bespoke Properties

- Located In Jersey Farm
- Four Double Bedrooms
- Conservatory
- Double Garage
- Detached Property
- Two Reception Rooms
- Shower Room & Bathroom
- Parking For Two Cars

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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