

St Albans Office  
10 High Street, St Albans  
Herts AL3 4EL  
01727 228428  
stalbans@cassidyandtate.co.uk

Marshalswick Office  
59 The Quadrant, St Albans,  
Herts AL4 9RD  
01727 832383  
marshalswick@cassidyandtate.co.uk

Wheathampstead Office  
39 High Street, Wheathampstead,  
Herts AL4 8BB  
01582 831200  
wheathampstead@cassidyandtate.co.uk

Knightsbridge Office  
45 Pont Street, Knightsbridge  
London SW1X 0BD  
020 7629 9966  
26@theknightsbridgeoffice.co.uk

Cassidy  
&Tate  
Your Local Experts



Award Winning Agency

WILLOW WALK

WELWYN

AL6 9SQ



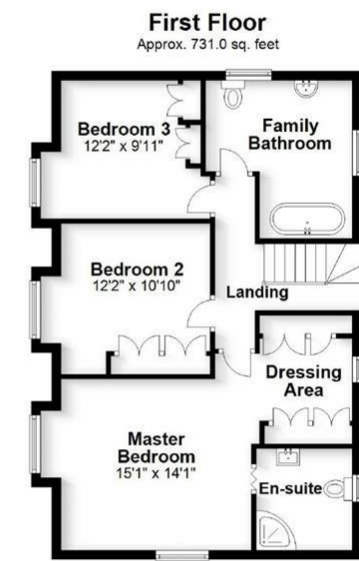
Cassidy&Tate

# All The Ingredients Needed For A Fabulous Lifestyle

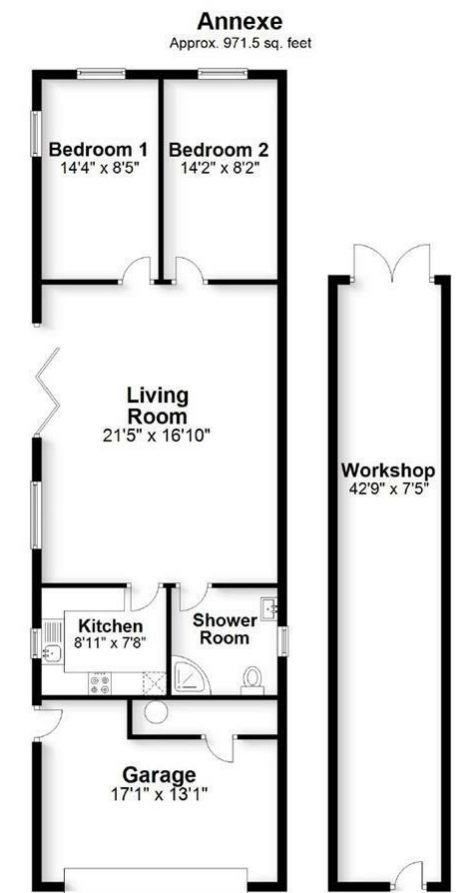
A stunning detached residence which sits upon approximately two acres of land, enjoying an elevated setting in a semi-rural location and captures sweeping views. This dwelling has been elegantly extended and completely re-furnished inside and outside to a high standard and now provides a spacious family home arranged on two levels. A charming approach via a private carriage drive with electric security gates gives a hint of the lovely home within. The floorplan provides just under 3,000sq ft of internal layout with accommodation including an entrance hall, front to back kitchen/dining room, living room, shower room, utility room, and family room/bedroom four on the ground floor. On the first floor is master bedroom complete with dressing area and en-suite, two additional double bedrooms and a family bathroom. This property also boasts a detached self-contained annexe which comprises of a living room, kitchen, shower room, two double bedrooms and a garage, plus a separate, detached workshop measuring approximately 42ft in length. Every comfort has been included with underfloor heating, quality integrated appliances and sanitary ware, and feature wood burning stove, plus luxurious furnishings including tiled floors, carpets and chrome fixtures and fittings. The property is totally in sync with its natural surroundings. Daylight pours in through the two sets of bi-folding doors in the kitchen/diner which offers an outlook of almost 180 degrees over the acreage and beyond. The bi-folding doors open onto a large curved patio area with steps down to the lovely garden that frames the perimeter of the home, making the perfect setting for summer entertaining.



**Ground Floor**  
Approx. 1236.2 sq. feet



**First Floor**  
Approx. 731.0 sq. feet



**Annexe**  
Approx. 971.5 sq. feet

Total area: approx. 2938.6 sq. feet

Produced for CASSIDY AND TATE  
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



Cassidy&Tate

## Specialists in Bespoke Properties

- Outstanding Countryside Views
- Gated Development
- Four Double Bedroom Detached
- Garage & Workshop
- Private & Secluded Location
- Approx 2 Acre Site
- Detached Annex
- Chain Free



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		
<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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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