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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency

HARMER GREEN LANE  
WELWYN  
AL6 0EJ



# All The Ingredients Needed For A Fabulous Lifestyle

A substantial four bedroom, four reception room detached family residence in a highly exclusive location fronting Harmer Green, within short walking distance of Welwyn North Station. The property boasts multiple and generous living accommodation, good sized bedrooms, and plenty of outdoor space for entertaining. This well maintained residence sits on a very generous sized plot, surrounded by beautiful gardens and which also includes a detached purpose-built home office. The property is approached by attractive iron gates, leading to a large gravel driveway providing parking for several cars. Double entrance doors opening to a lobby, which in turn opens into the elegant reception hall gives a hint of what to expect inside. Living accommodation connects and flows seamlessly with double doors off the hallway leading to the living room which has a brick built fireplace and triple aspect windows giving a beautiful vista over the gardens. Double doors from the living room leads to the dining room with patio door, also looking out to the gardens, and door opening to the kitchen. The kitchen is fitted with a range of units with integrated appliances, granite work top surfaces and a breakfast area. Further features downstairs include a family room with bi-folding doors, and courtesy door into the double garage, utility room, and cloakroom. Off the galleried landing on the first floor are four double bedrooms, two with en-suites and a shower room. Outside also has multiple entertaining or relaxing areas including a brick paved sun terrace, pathway leading to further seating areas and a path which extends to the detached home/office. Harmer Green Lane lies approximately 1 mile to Welwyn village, and is in the perfect position for the commuter wanting to travel into London by train, as the property is a short distance walk to the station.



Main area: Approx. 231.2 sq. metres (2488.7 sq. feet)  
 Plus garage, approx. 30.4 sq. metres (327.5 sq. feet)  
 Plus home office, approx. 25.3 sq. metres (272.1 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

- Substantial Home
- Gated Driveway
- Four Double Beds
- Home Office
- Prime Location
- Double Garage
- Three Bathrooms
- Close To Station

| 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                                    |                         |                         |
| Not energy efficient - higher running costs |                         |                         |
| England & Wales                             | EU Directive 2002/91/EC | 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                                                       |                         |                         |
| (21-38) F                                                       |                         |                         |
| (1-20) G                                                        |                         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |                         |
| England & Wales                                                 | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

