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Cassidy  
& Tate  
Your Local Experts



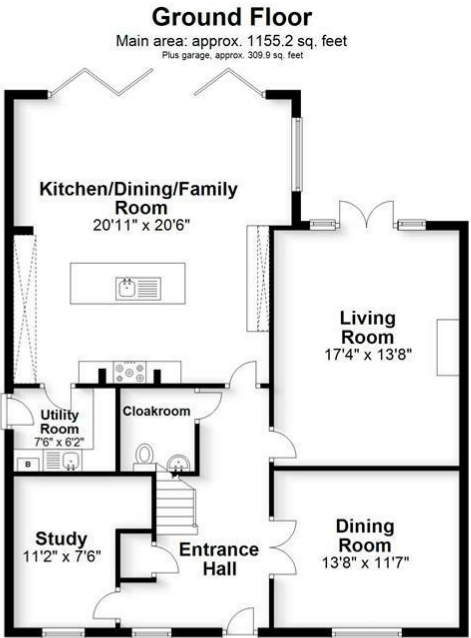
Award Winning Agency

ELLIS FIELDS  
ST. ALBANS  
AL3 6BG



# All The Ingredients Needed For A Fabulous Lifestyle

Nestled within a peaceful location and in one of St. Albans most desirable modern developments, this immaculate, five double bedroom, extended detached family residence offers effortless living with a sense of space and style, set in beautiful surroundings. The property flows beautifully over two levels and measures over 2,100sq ft and subject to obtaining the relevant planning consents, has potential to increase. Over the years the current owners remodelled and refurbished the property throughout creating a welcoming and comfortable home with a stylish modern décor and good quality fixtures and fittings throughout. Four areas include a living room with feature fireplace lending a cosy feel, formal dining room, study, and a Dwayne Edwards fitted kitchen/living/dining room complemented beautifully by stone worktops surfaces and Miele appliances. The first floor accommodates five double bedrooms, two with en-suites and a luxurious bathroom all fitted out by CP Hart. The outside is as impressive as the inside. The living areas spill out to the private landscaped rear garden via bi-folding doors from the kitchen and the living room. Two patio areas that provide different locations for entertaining or relaxing. To the front is a driveway providing off road parking which in turn leads to the double garage. Ellis Fields is a favoured address for families as it is close to excellent schooling and residents get to enjoy the lovely communal green spaces. Batchwood Golf course, Heartwood Forest and highly regarded local schools are only a short distance away.



Main area: Approx. 196.5 sq. metres (2114.8 sq. feet)  
Plus garage, approx. 28.8 sq. metres (309.9 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

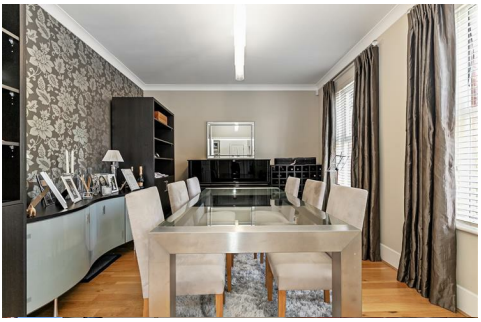
## Why Cassidy & Tate

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

- Large Family Home
- Extended Ground Floor
- Three Bathrooms
- Double Garage
- Located In Ellis Fields
- Five Double Bedrooms
- Fully Refurbished
- Four Reception Rooms

| 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 |

