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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

WILKINS GREEN LANE
ELLENBROOK
AL10 9RT

Guide Price £1,725,000

EPC Rating: G Council Tax Band: H



All The Ingredients Needed For A Fabulous Lifestyle

Tucked away in a country lane overlooking fields, you will find what can only be described as a true one-off home. This grand five double bedroom detached property is a home of significant proportions measuring approximately 3,264 sq ft, set proudly upon beautiful grounds approaching 2/3 of an acre. The property is set behind lovely mature hedging with an impressive frontage which gives a hint of the superb home within. Tasteful elegance is clearly evident as you step inside the reception hall where natural light and a beautiful feature fireplace lends a welcoming and comfortable feel. Leading from the reception hall are multiple separate living areas to accommodate the whole family. There is a dining room, sitting room with library, a family room, media room, cloakroom, kitchen/breakfast room and utility room on the ground floor. No detail has been left out, with quality fitted bespoke kitchen cabinetry by Trevor Toms, granite worktops, and integrated appliances of high quality. Upstairs the journey continues with bedrooms 4 & 5 serviced by the stylish family bathroom whilst bedrooms 2 & 3, and the master bedroom enjoy the facilities of an en-suite. Externally the front and rear gardens are as outstanding as the inside where beautiful professionally landscaped gardens are stocked with a variety of stunning plants, trees and shrubs. Erry Lodge is situated on the sought after Wilkins Green Lane between Ellenbrook & St. Albans.



Total area: approx. 3264.6 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

- Detached Period Residence
- Plot Circa 2/3 Acre
- 5 Bedrooms
- 3 Receptions
- 3 En-suites
- Bespoke Kitchen/Breakfast
- Gardens & Double Garage
- Close to The Alban Way

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		
England & Wales		

EU Directive 2002/91/EC



