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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

HARNESS WAY
ST ALBANS
AL4 9HB

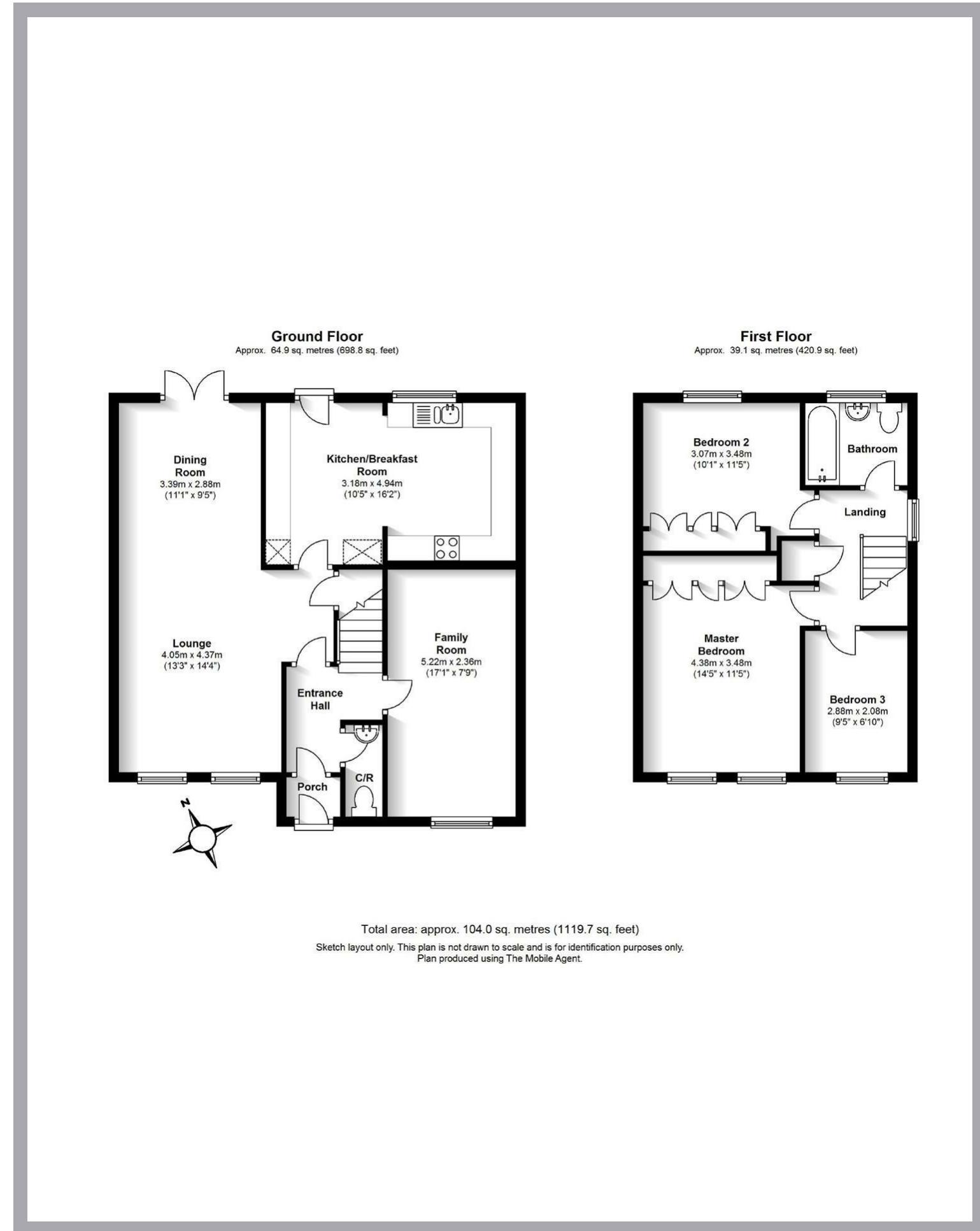
Price £550,000

EPC Rating: G Council Tax Band: E



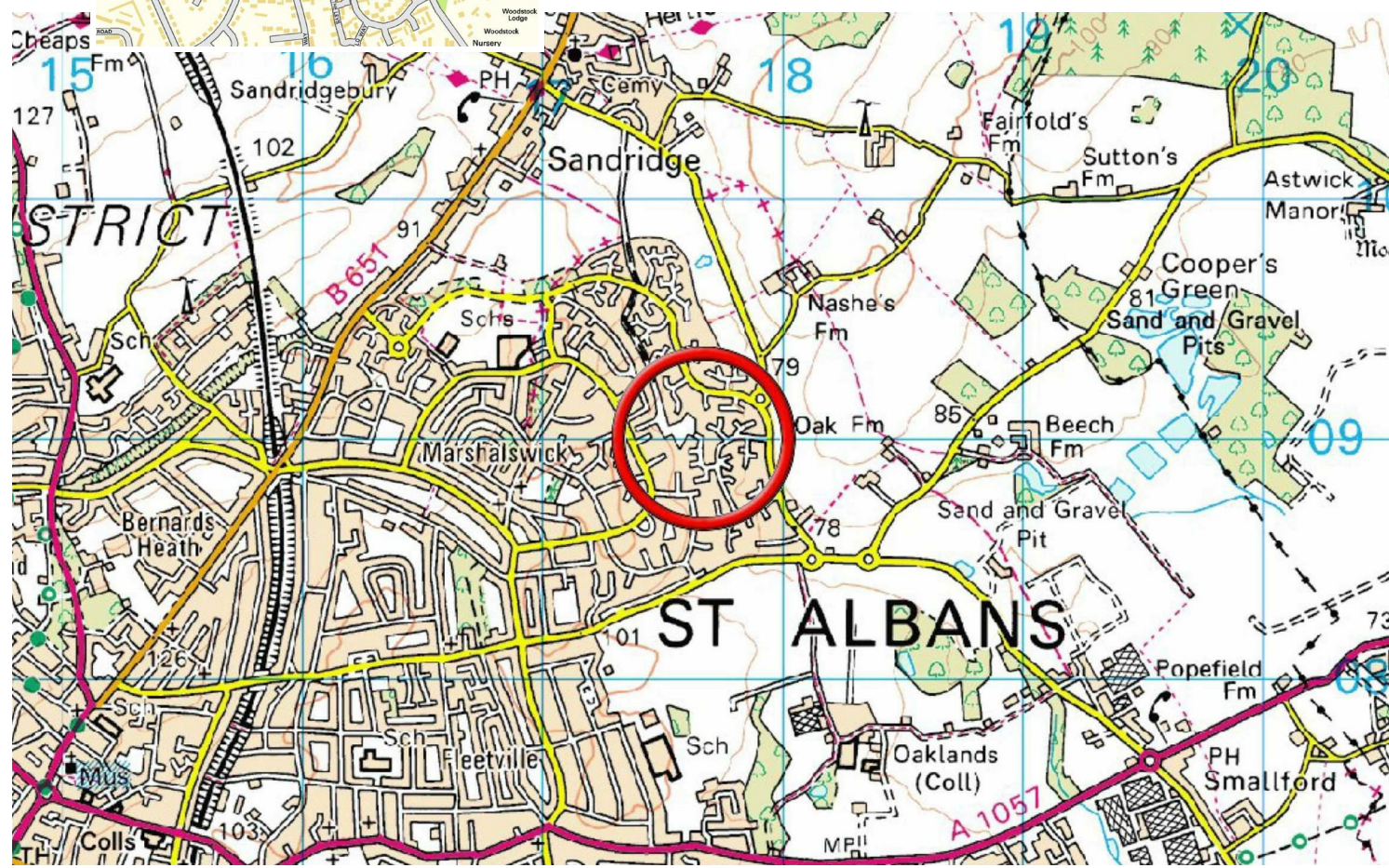
All The Ingredients Needed For A Fabulous Lifestyle

Maintained to a lovely standard throughout, this three bedroom detached property has had a garage conversion and an extended kitchen/breakfast room and now provides a wealth of living accommodation that would suit any potential family. Downstairs features a light filled lounge which follows through in to the dining room complete with patio doors that gives views out to the garden. A 16ft fitted kitchen/breakfast room, a well proportioned family room and a cloakroom. Upstairs are three generous sized bedrooms all served by a modern bathroom. To the outside the property is further complemented by a fully enclosed rear garden and a block paved driveway providing off road parking. Nestled in a cul de sac location, Harness Way, is conveniently placed for excellent schools and good local amenities. St Albans city centre with its varied shopping and leisure facilities and the mainline railway station, remains a short distance away.



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

- Cul de Sac Location
- Detached Family Home
- Two Reception Rooms
- Modern Bathroom Suite
- Catchment Of Good Schools
- Three Bedrooms
- Extended Kitchen
- 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 | | | |
| England & Wales | | EU Directive 2002/91/EC | |



