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Your Local Experts



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www.cassidyandtate.co.uk



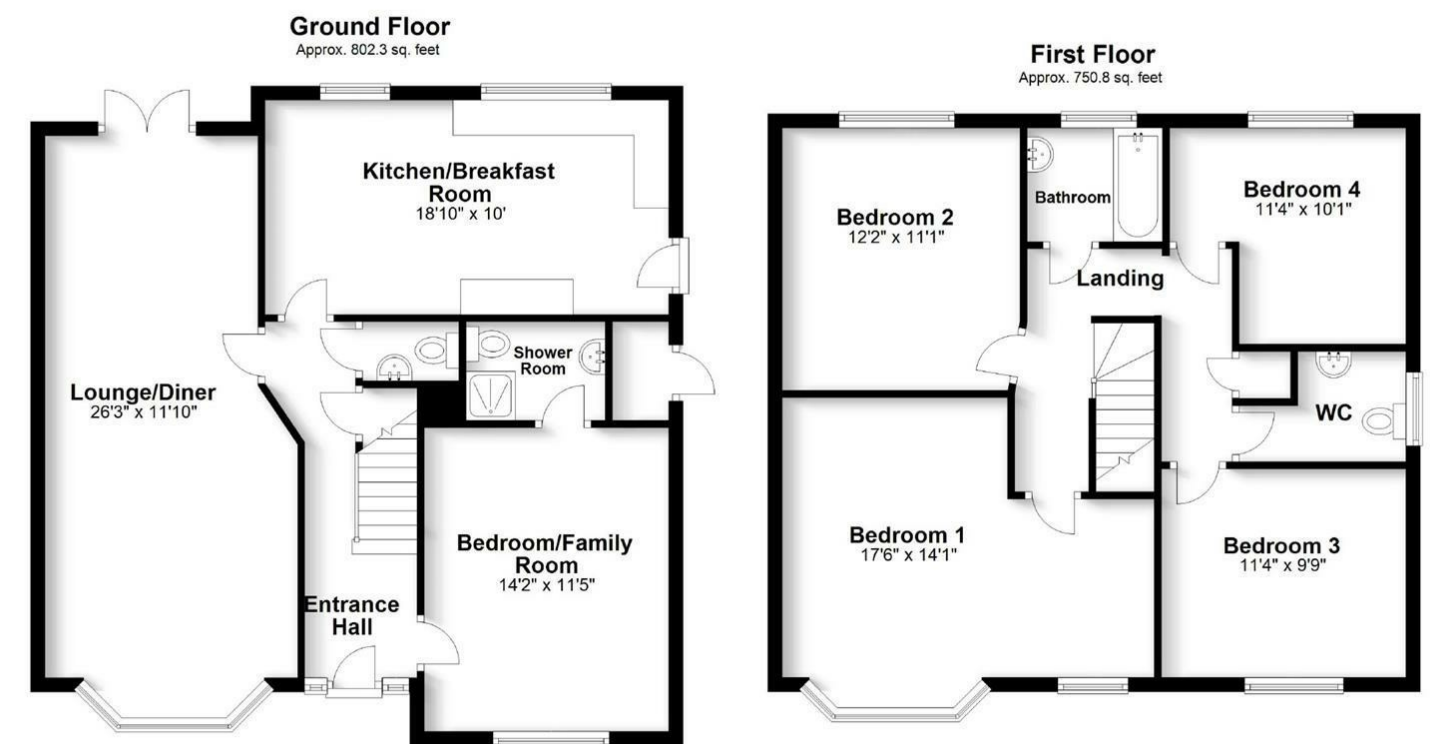
BRAMBLE ROAD
HATFIELD
AL10 9SE

Guide Price £625,000



All The Ingredients Needed For A Fabulous Lifestyle

This beautifully presented four/five bedroom semi-detached family home sits upon a good sized corner plot in a desirable cul- de-sac location in the popular sought after Ellenbrook area just outside St Albans. A double storey sided extension allows for over 1500 sqft of spacious and functional living accommodation. On the ground floor is an entrance hall, a superb 26ft dual aspect lounge/dining room, a good sized and well appointed kitchen/breakfast room, a cloakroom and a fifth bedroom / family, complete with en-suite which would be ideal for a dependant relative, teenager or used as a home treatment room. Four double bedrooms, a family bathroom and separate WC are situated on the first floor. Outside is a south facing rear garden that is mainly laid to lawn with patio area and which continues onto the side of the property. The wide and deep frontage to the front of the property allows off road parking from several cars. Ellenbrook is well placed for the Hatfield Business Park, David Lloyd Leisure Centre, University of Hertfordshire and Galleria Outlet shopping centre. Located a short distance away are good primary schools and Hatfield mainline station serving Kings Cross is approximately two miles away. Ellenbrook is conveniently located for easy access to the A1 & M25.



Total area: approx. 1553.0 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

- Extended Semi Detached
- South Facing Garden
- Four/Five Bedrooms
- Wide Driveway
- Corner Plot
- Versatile Accommodation
- Ground Floor En Suite Bedroom
- Cul De Sac Location

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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

