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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency

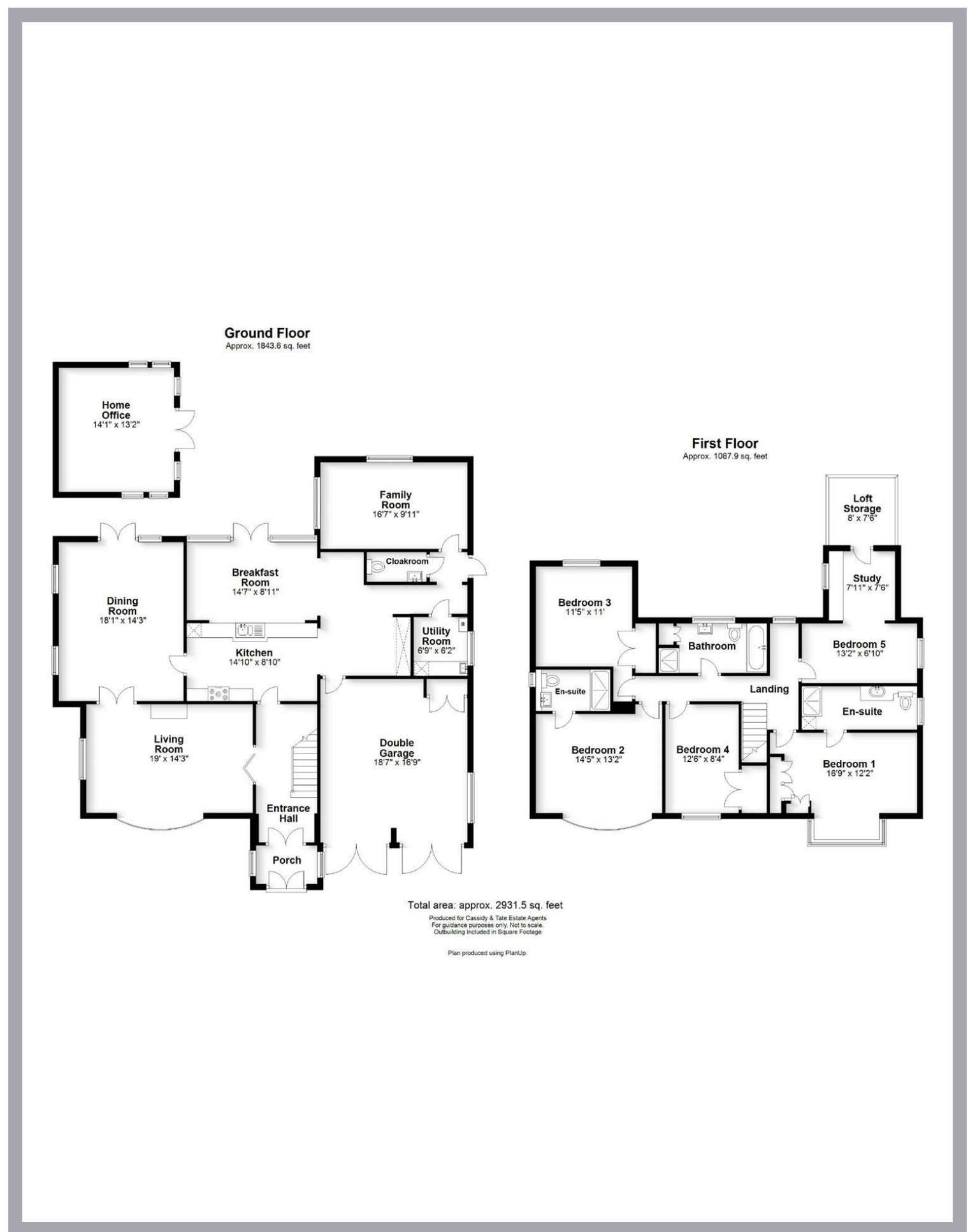


www.cassidyandtate.co.uk

WILKINS GREEN LANE  
ELLENBROOK  
AL10 9RT

Guide Price £1,700,000

EPC Rating: G Council Tax Band: G



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.





## All The Ingredients Needed For A Fabulous Lifestyle

This semi-rural property that will take you away from all of the hustle and bustle of city life but yet still close enough to give you access to good local amenities. This five bedroom, detached family home has only known two owners, with the current owner having nurtured and enjoyed this lovely home for 40 years. Set on a large plot and an impressive frontage gives you a hint of the superb home within whilst inside, abundance of glass windows and doors fill the rooms with natural light and give you a spectacular outlook. Multiple separate living areas accommodate the whole family. There is a comfortable lounge with fireplace, dining room, family room, and a sun filled breakfast room. Also on the ground floor is a bespoke oak burr fitted kitchen, a utility room, cloakroom and courtesy door leading to the double garage. Upstairs two of the five bedrooms are served by an en-suite whilst the family bathroom serves the other three bedrooms. There is also a study area and plenty of eaves storage space. A principal feature of this property is the stunning rear garden which has a summerhouse/home office providing a tranquil setting overlooking a manicured garden and lily pond. To the front is as lovely as the rear. A landscaped garden, stocked with mature shrubs and plants, plenty of parking, which in turn leads to the double garage.



# Perfect Fusion of Location And Way of Living

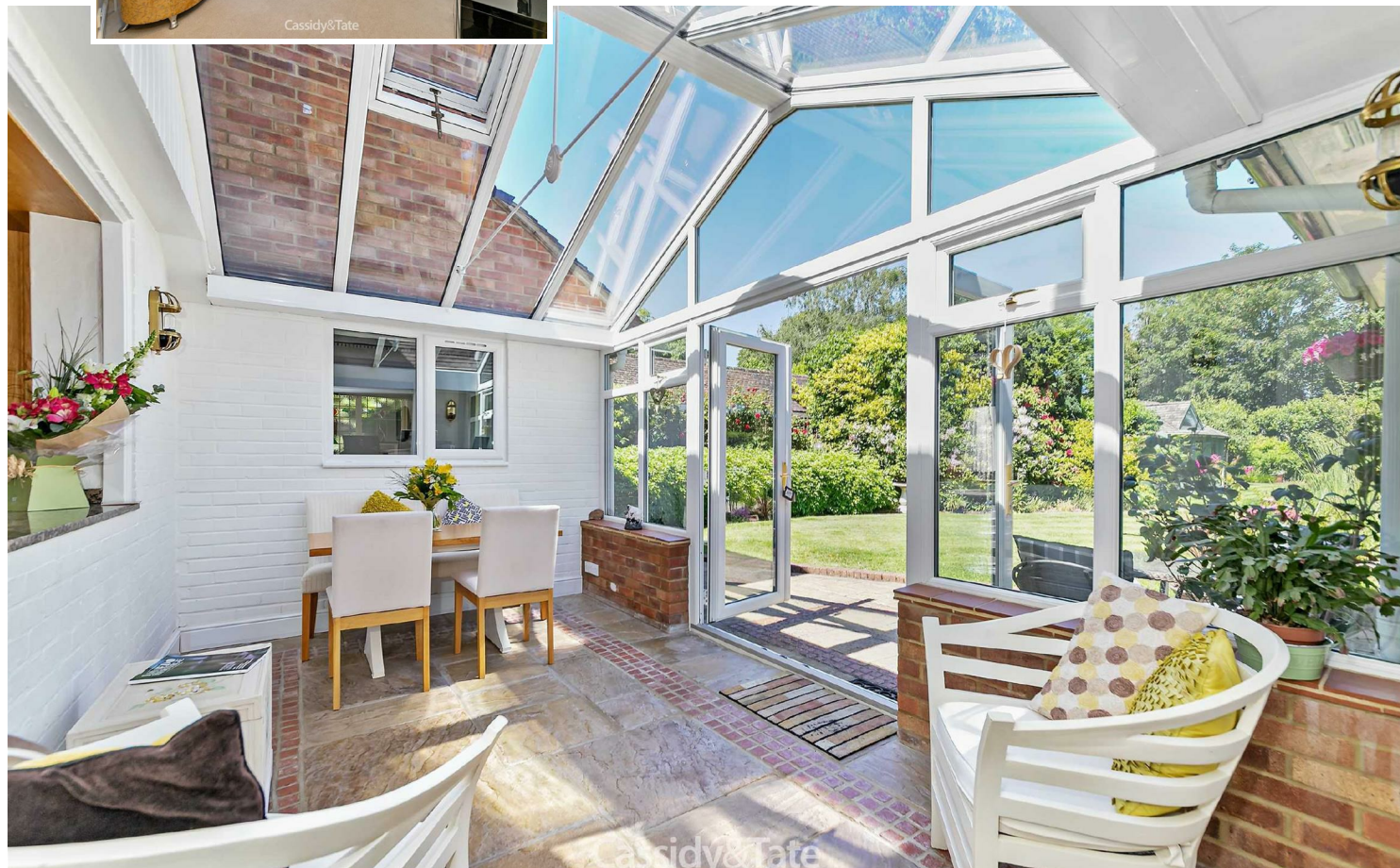
## Why Cassidy & Tate

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 Residence
- Five Bedrooms
- Bespoke Oak Burr Kitchen
- Double Garage & Parking
- Semi-Rural Location
- Four/Five Reception Rooms
- Beautiful Gardens Front & Rear  
Detached Summerhouse/Office

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	





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