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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

THE HILL  
WHEATHAMPSTEAD  
AL4 8PW

£3,150 Per Calendar Month

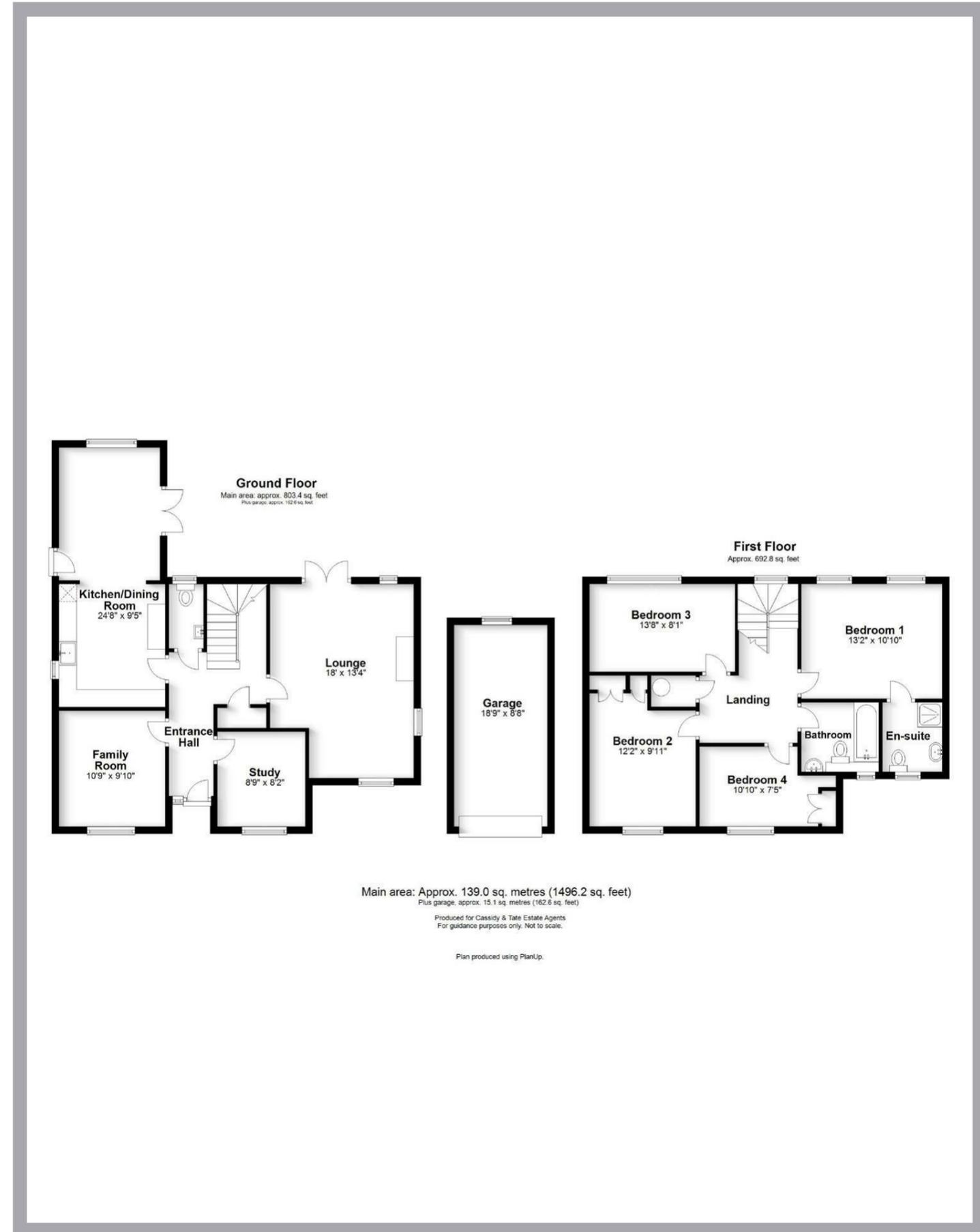
EPC Rating: D Council Tax Band: G



Cassidy&Tate

## All The Ingredients Needed For A Fabulous Lifestyle

A superb four bedroom detached family house positioned within a private courtyard setting. The property has a stunning kitchen/diner with views over the rear garden. There are three further reception rooms including a study, lounge, family room plus two bathrooms and a cloakroom. The property is less than 300m from the High Street and walking distance to both Primary Schools. Wheathampstead is a thriving village with excellent schooling surrounded by rolling countryside yet close to all major communication links. The Thameslink railway station and Katherine Warrington secondary school are less than three miles away in Harpenden. Available mid-August. 12 MONTHS MINIMUM TENANCY. UNFURNISHED STRICTLY NO SMOKERS. GARDENER INCLUDED.



# 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



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## Specialists in Bespoke Properties

- Kitchen/Diner
- Three Reception Rooms
- Four Bedrooms
- Garage
- Cloakroom
- Two Bathrooms
- Ample Parking
- Front & Rear Gardens

Free Online Valuation



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		81
		EU Directive 2002/91/EC





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