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Cassidy  
& Tate  
Your Local Experts

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Award Winning Agency

TASSELL HALL  
ST. ALBANS  
AL3 7JE



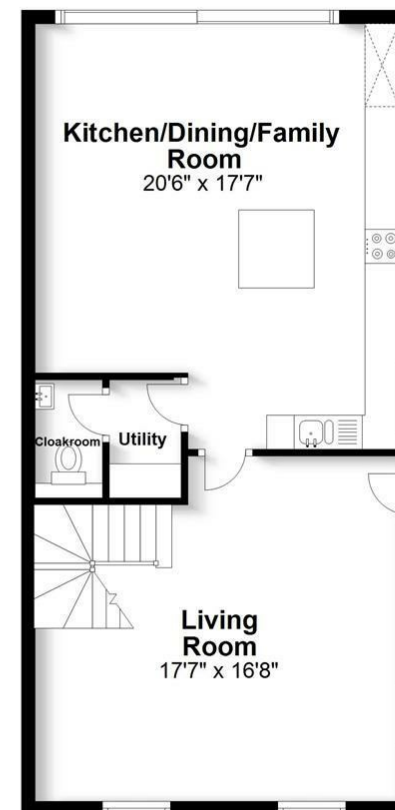
## All The Ingredients Needed For A Fabulous Lifestyle

This chain free recently built modern house with 8 years warranty built by reputable local builders Ebro Design & Build who specialise in designs to suit today's family needs featuring quality features and simple functional living spaces. Tassell Hall is a suitable home for a family, first time buyer or a buyer looking for a property that they can just move straight into. The property is a three bedroom house featuring a fabulous open plan kitchen/living/dining room, 17ft living room, utility room, downstairs cloakroom, three bedrooms and a family bathroom. Outside, to the rear of the property is an enclosed rear garden and a driveway providing off road parking for two cars. Tassell Hall is situated in a desirable residential area in Redbourn, well placed for a variety of good local amenities. Redbourn is a pretty village that lies approximately three miles from Harpenden town centre and approximately four miles from St. Albans. For the commuter by car Redbourn offers you excellent road access via the M1, M25 and A1(M) motorways. Please note some exterior pictures have been edited to enhance the external look while undergoing work.



### Ground Floor

Approx. 657.2 sq. feet



### First Floor

Approx. 353.1 sq. feet



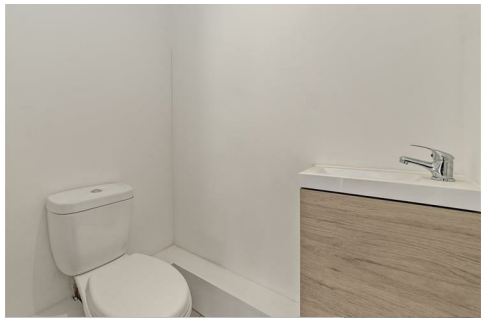
Total area: approx. 1010.3 sq. feet

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

- Modern Build
- Three Bedrooms
- Cloakroom & Utility Room
- Private Parking X 2
- Warranty Remaining
- Open Plan Living
- Private Rear Garden
- Chain Free

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

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

