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39 High Street, Wheathampstead,
Herts AL4 8BB
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Cassidy & Tate
Your Local Experts





Award Winning Agency

BURLEIGH ROAD

HEMEL HEMPSTEAD

HP2 4PP

Price Guide £425,000

EPC Rating: C Council Tax Band: C



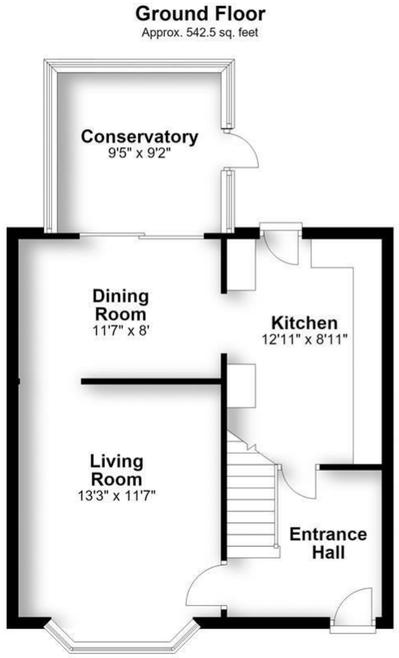
All The Ingredients Needed For A Fabulous Lifestyle

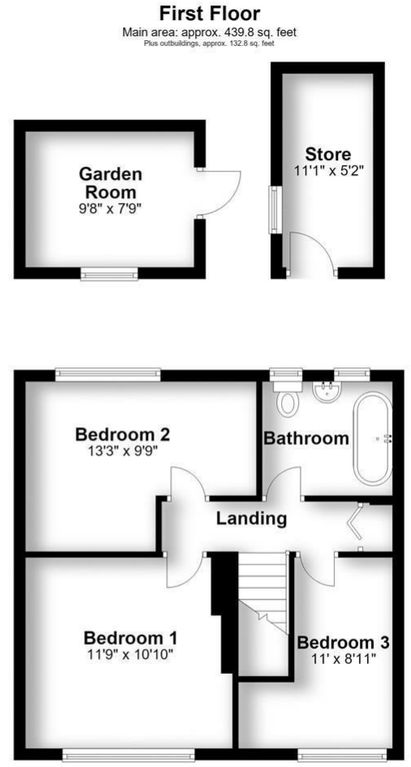
Offered to the market CHAIN FREE, this well presented three double bedroom family home is ideally situated in the popular residential area of Leverstock Green, HP2. The property offers generous and versatile accommodation, with an open-plan layout creating a bright and sociable living space, ideal for modern family life. A conservatory provides further living space and enjoys views over the rear garden.
Upstairs, there are three well proportioned double bedrooms, making this an excellent option for growing families. Further benefits include gas central heating and double glazing. Externally, the property enjoys both front and rear gardens, together with a useful store and garden room offering excellent additional storage or potential for a home office or hobby space. On street parking is available to the front. Located in the sought after Leverstock Green area, the property is well positioned for local schools, shops and everyday amenities, making this a superb family home in a convenient location.











Main area: Approx. 91.3 sq. metres (982.3 sq. feet)
Plus outbuildings, approx. 12.3 sq. metres (132.8 sq. feet)

Produced for Cassidy & Tate Estate Agents. For guidance purposes, 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.

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Perfect Fusion of Location And Way of Living







Why Cassidy & Tate

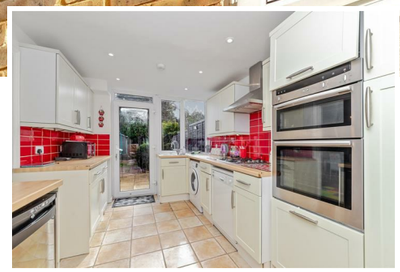
Cassidy & Tate are a fully independent estate agent who have developed unparalleled understanding on how people want to buy, sell and rent property within the residential property market in Hertfordshire and its surrounding areas. We are able to accommodate your individual requirements and deliver to 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



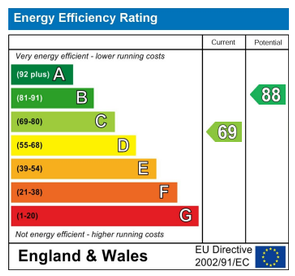






Specialists in Bespoke Properties

- CHAIN FREE
- Conservatory
- Ideal Family Home
- Double Glazed
- Front & Rear Gardens
- Three Double Bedrooms
- Open Plan
- Gas Central Heating
- Useful Store & Garden Room
- On Street Parking To Front



The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

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