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Cassidy  
& Tate  
Your Local Experts

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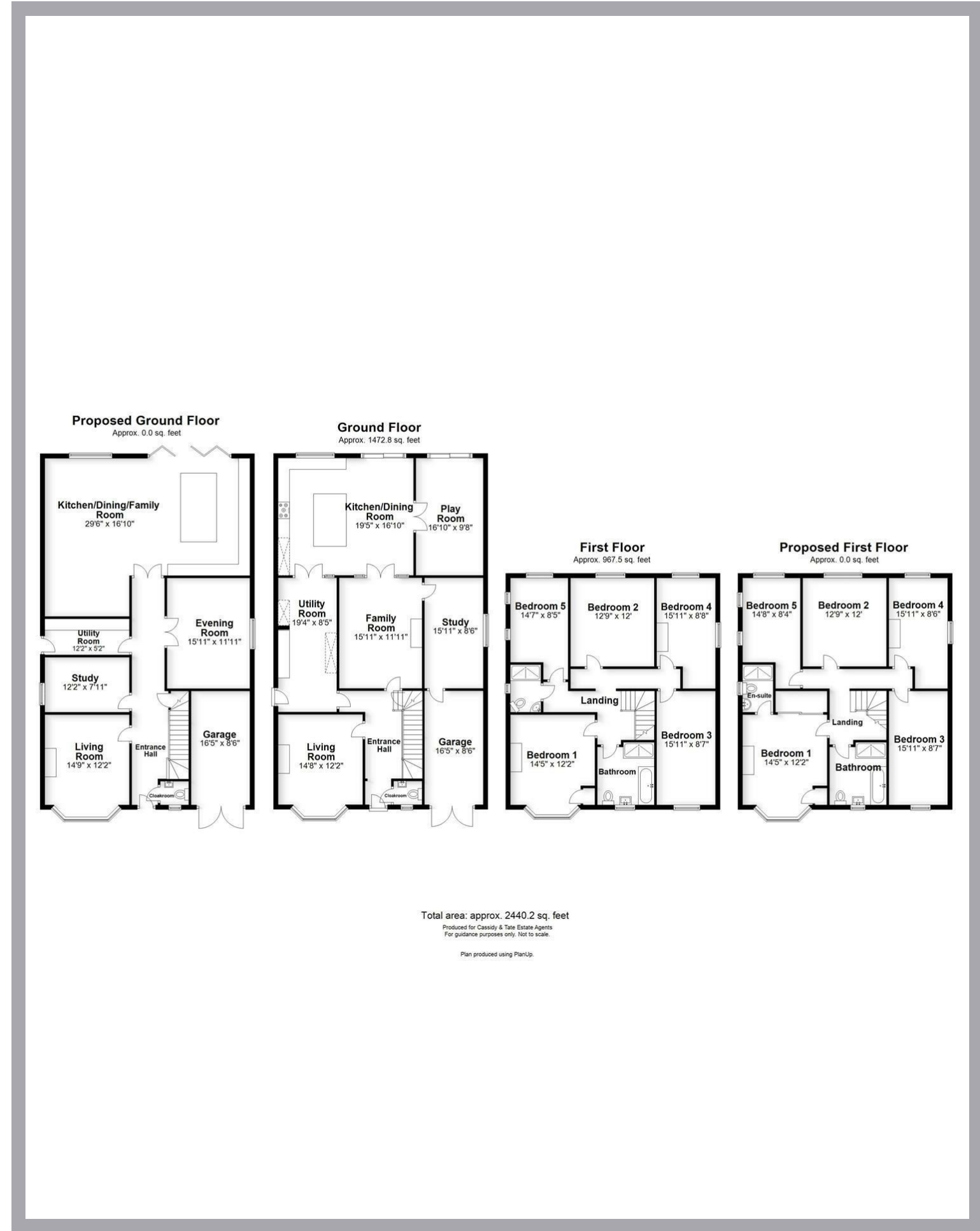
Award Winning Agency

JENNINGS ROAD  
ST. ALBANS  
AL1 4NY



# All The Ingredients Needed For A Fabulous Lifestyle

A substantial five bedroom, extended detached property boasting multiple and generous living accommodation, good sized double bedrooms, and plenty of outdoor space for entertaining, this family home will cater for all families looking to move into a highly sought after location in St. Albans. And with excellent street front presentation, well-maintained rear garden and good-sized frontage there's no doubt this property will be in serious demand. Internally, this lovely property represents a great example of combining character features with modern convenience, with many living options that complement a thoughtful inclusion of space and quality throughout. Accommodation briefly comprises of an entrance hall, living room, downstairs cloakroom, family room, study, utility room, a stylish appointed kitchen with ceiling lanterns that allows for natural daylight all year round, and a playroom on the ground floor. Upstairs are five double bedrooms all serviced by a family bathroom and an additional shower room. The beautiful rear garden extends to approximately 150ft in length whilst to the front is a driveway providing off road parking which in turn leads to the garage. Jennings Road is situated within very easy reach of the mainline station with its fast through services via St. Pancras International to the London, Gatwick and beyond. Road users enjoy easy access to the M11, M25 and the A1 (M). The city centre with its wealth of amenities including shopping, leisure activities and excellent state and public schools is close at hand, as are the green spaces at Clarence Park, The Wick, Bernards Heath and Verulamium Park.



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

- Detached Property
- Four Reception Rooms
- Two Bathrooms
- Garage & Parking
- Highly Sought After Location
- Five Double Bedrooms
- Kitchen/Dining/Family Room
- Character Features
- Large Mature Garden
- No Above Chain

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		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	63	78
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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