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Cassidy
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Your Local Experts



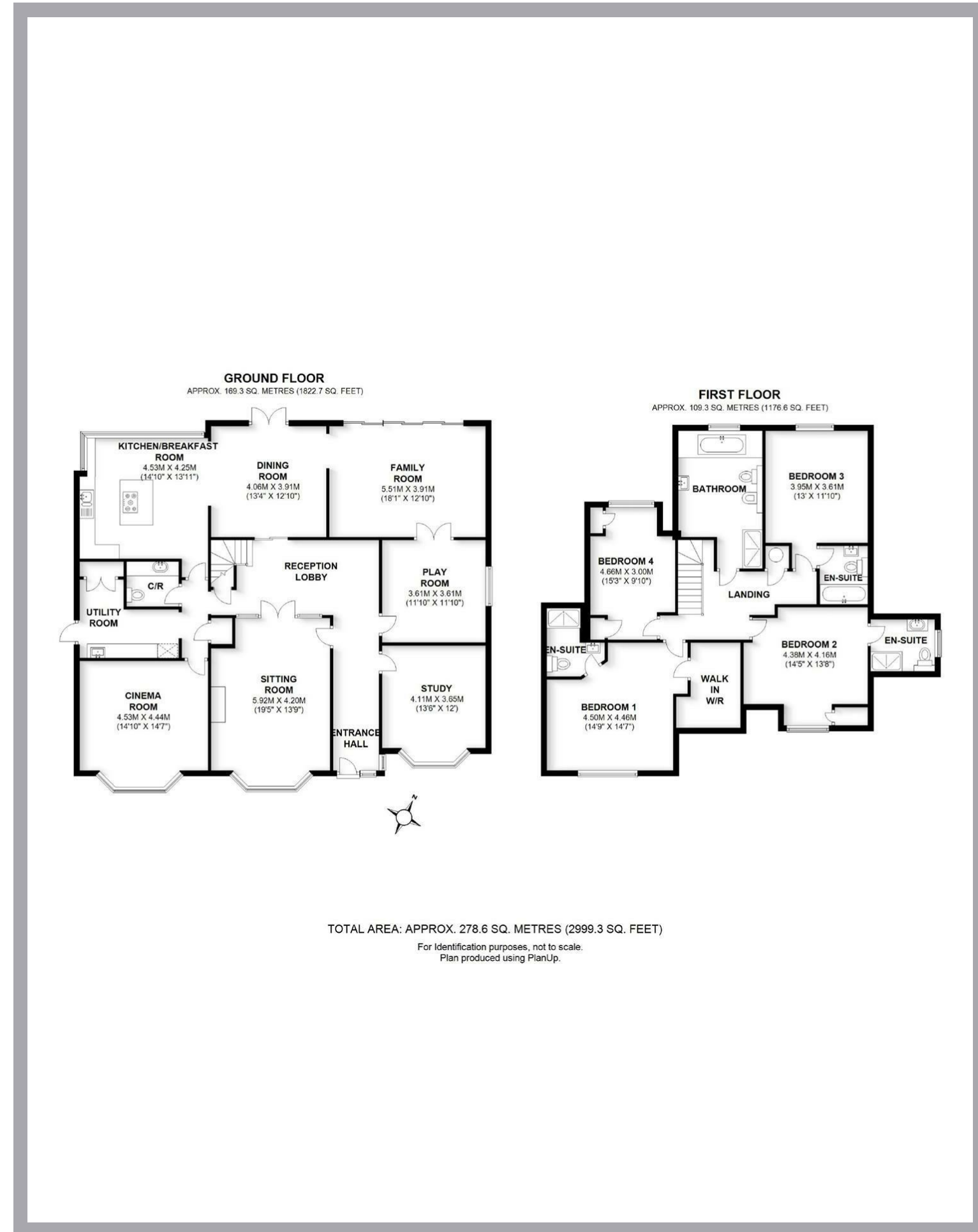
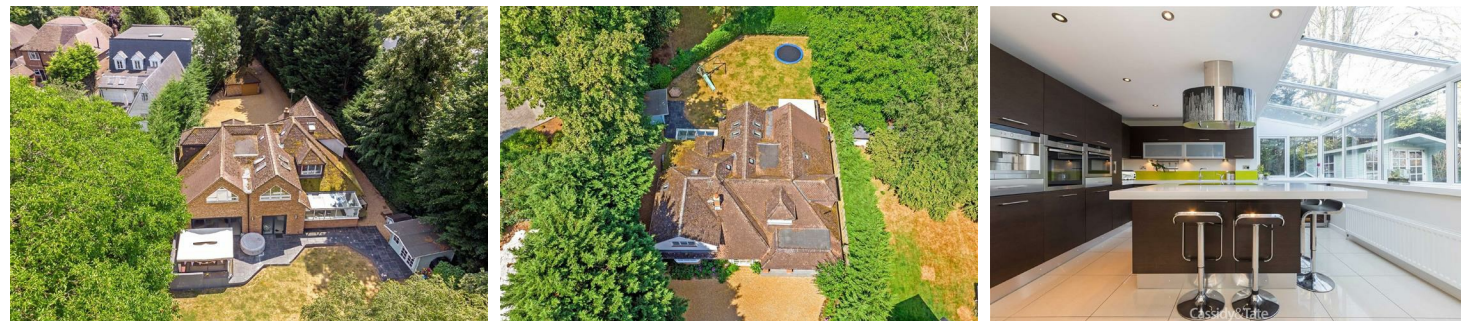
Award Winning Agency

WILKINS GREEN LANE
ELLENBROOK
AL10 9RT



All The Ingredients Needed For A Fabulous Lifestyle

Large proportions and a flawless design combine for a stunning effect on this four bedroom detached residence. Multiple living areas that include five reception rooms and a fabulous open plan kitchen/dining room lends itself to accommodate the growing family and those who love to entertain. Further accommodation comprises of a downstairs cloakroom, utility room, three en-suites to three bedrooms and a family bathroom. The current owners have made significant improvements to the property with exceptional attention to detail, executed to the highest of standards to reveal a lovely family haven. The interiors of this family home echoes style and grace where flooring, lighting, good quality sanitary suites and modern fitted kitchen cabinetry combine to create a sophisticated environment. Engineered oak flooring flows from the entrance hall to connect with the reception hall and sitting room. The sitting room is a welcoming room where a feature fireplace with solid marble and hearth surround lends a comfortable feel, whilst the cinema room is the perfect setting to enjoy family entertainment. A large open plan kitchen living and entertaining space is the anchor of the home and the base from which to move seamlessly from indoors to out. A lovely mature rear garden complements the property further whilst a driveway to the front provides ample off road parking which in turn leads to the detached garage. Overlooking open fields and situated on the fringes of St. Albans, makes Wilkins Green Lane an enviable address.



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 Family House
- Four Double Bedrooms
- Cinema Room
- Fully Refurbished
- Approx 3,000 SQ FT
- Three En-Suites
- 5 Reception Rooms
- Driveway & Detached Garage

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	

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

