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Cassidy
& Tate
Your Local Experts



Award Winning Agency

TIMBERCROFT
WELWYN GARDEN CITY
AL7 1NP



All The Ingredients Needed For A Fabulous Lifestyle

Situated in a peaceful road in Welwyn Garden City is this three double bedroom end of terraced property which is being offered for sale with the added benefit of no upper chain. A lovely family home that offers well proportioned living accommodation and which has been refurbished with a contemporary theme flowing throughout. On the ground floor is an entrance hall, living room with feature fireplace, study, a kitchen/breakfast room fitted with a range of modern wall and base units, and a utility/cloakroom. Upstairs are three double bedrooms and a family sized bathroom. Outside is as lovely as the inside with a low maintenance and private rear garden that enjoys 2 patio areas, one paved and one decked, flower bed borders and a garden shed. Timbercroft is ideally located 1 mile from Welwyn Garden City town centre offering a wide range of amenities and shops including John Lewis, Waitrose, and Marks & Spencer. Also in the town centre is a mainline railway station with fast and frequent services into London Kings Cross (less than 30 minutes).



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



Cassidy&Tate

Specialists in Bespoke Properties

- Chain Free
- Off-Street Parking
- Modern Kitchen
- Family Bathroom
- Three Bedrooms
- Cloakroom/Utility Room
- School Catchment Area
- Close To Shops

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	

