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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency

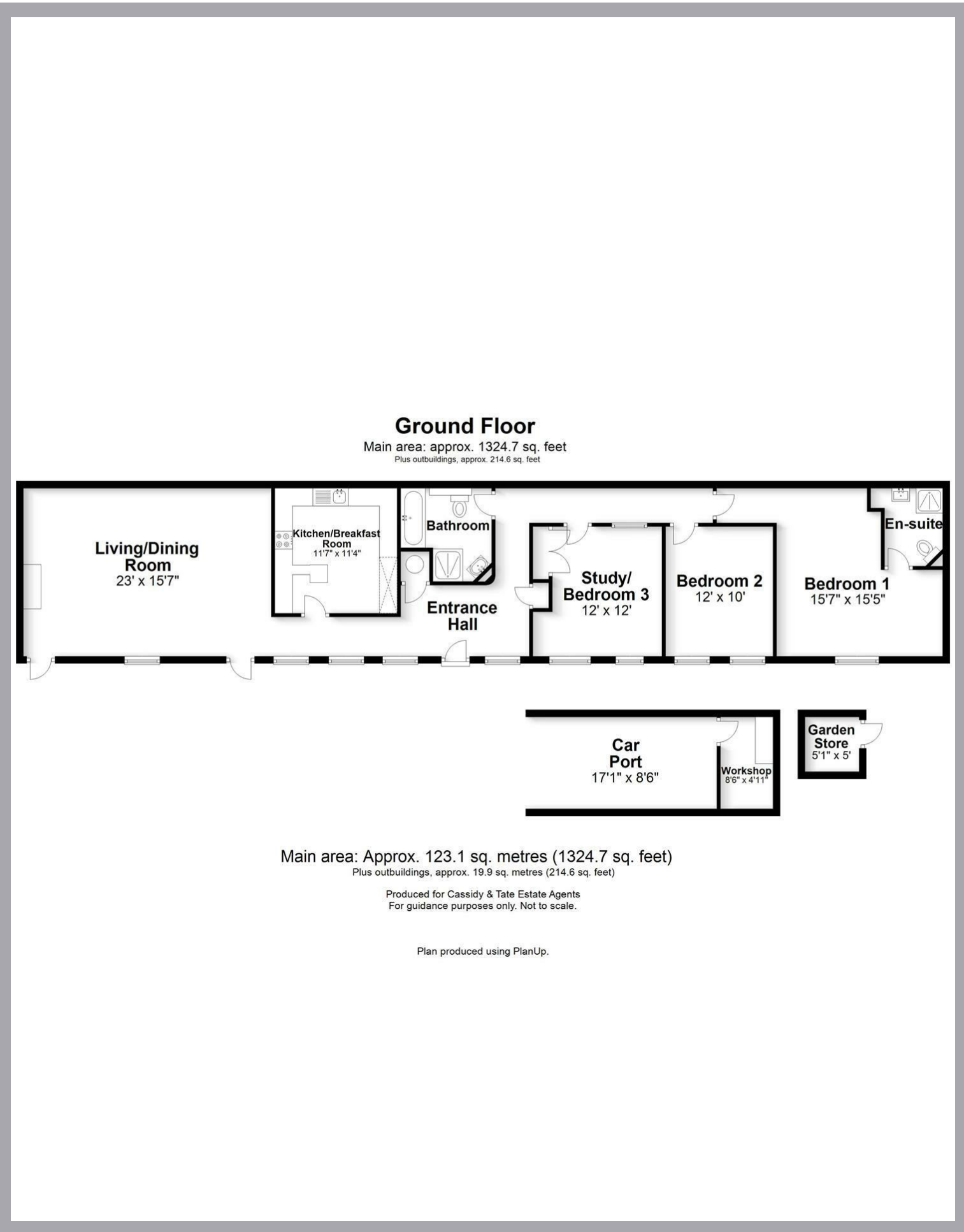
HOME FARM, PARK ROAD

TRING  
HP23 6QU



## All The Ingredients Needed For A Fabulous Lifestyle

A highly desirable detached converted Rothschild barn approached along a tree lined lane being located on the edge of Tring surrounded by open fields. Although in the countryside the property is only minutes walk of the town centre and all shops, doctors, dentist and attractions. The barn is in excellent condition throughout and retains its character with many interesting features as well as high vaulted ceilings. Upon entering the hallway there are two distinct areas to the property which lead to the living area and separately to the sleeping accommodation. There is an impressive lounge dining room with the fully integrated modern kitchen breakfast room adjoining. The principal bedroom has an en suite shower room and then there are two further double bedrooms. The luxuriously appointed family bathroom makes up the accommodation. Outside there is the private garden to the front of the property with a brick storage shed close by. Further on through the Mews development there is a car port with a workshop behind. There is ample parking for residents and visitors alike.



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 Rothschild Barn
- Fully Integrated Kitchen
- Family Bathroom
- Private Gardens
- Lounge Dining Room
- Three Double Bedrooms
- En Suite Shower Room
- Carport & Outhouses

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>	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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