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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



[www.cassidyandtate.co.uk](http://www.cassidyandtate.co.uk)

ELDERBERRY CLOSE  
ST. ALBANS  
AL2 3RP

Guide Price £1,199,500

EPC Rating: C Council Tax Band:





# All The Ingredients Needed For A Fabulous Lifestyle

**\*\*Chain Free\*\*** - Welcome to this exquisite detached house located on the prestigious Elderberry Close in Bricket Wood, St. Albans. This stunning property boasts three reception rooms, perfect for entertaining guests or simply relaxing with your family. With four spacious bedrooms and two bathrooms, there is ample space for everyone to enjoy. Situated in the charming village of Bricket Wood, this home offers a peaceful retreat while still being conveniently located near local amenities. The property's unique feature of backing onto woodland provides a tranquil and picturesque setting, allowing you to escape the hustle and bustle of everyday life. This high-spec detached home is truly a gem, offering modern amenities and stylish finishes throughout. The private road adds an extra touch of exclusivity to this already impressive property, ensuring privacy and security for you and your loved ones. Don't miss the opportunity to make this house your home and enjoy the best of both worlds - a serene natural environment combined with luxurious living. Contact us today to arrange a viewing and experience the charm of Elderberry Close for yourself.



Main area: Approx. 177.3 sq. metres (1908.4 sq. feet)  
 Plus garage, approx. 13.4 sq. metres (144.3 sq. feet)  
 Plus home office, approx. 7.9 sq. metres (85.2 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.



# 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

- Four Bedrooms
- Planning Permission Granted
- Driveway
- Direct Woodland Access
- Private Road
- Garage
- Garden Office
- Chain Free

Free Online Valuation



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		79	86
		EU Directive 2002/91/EC	



