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**Cassidy
& Tate**
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

**HILLTOP WALK
HARPENDEN
AL5 1AU**

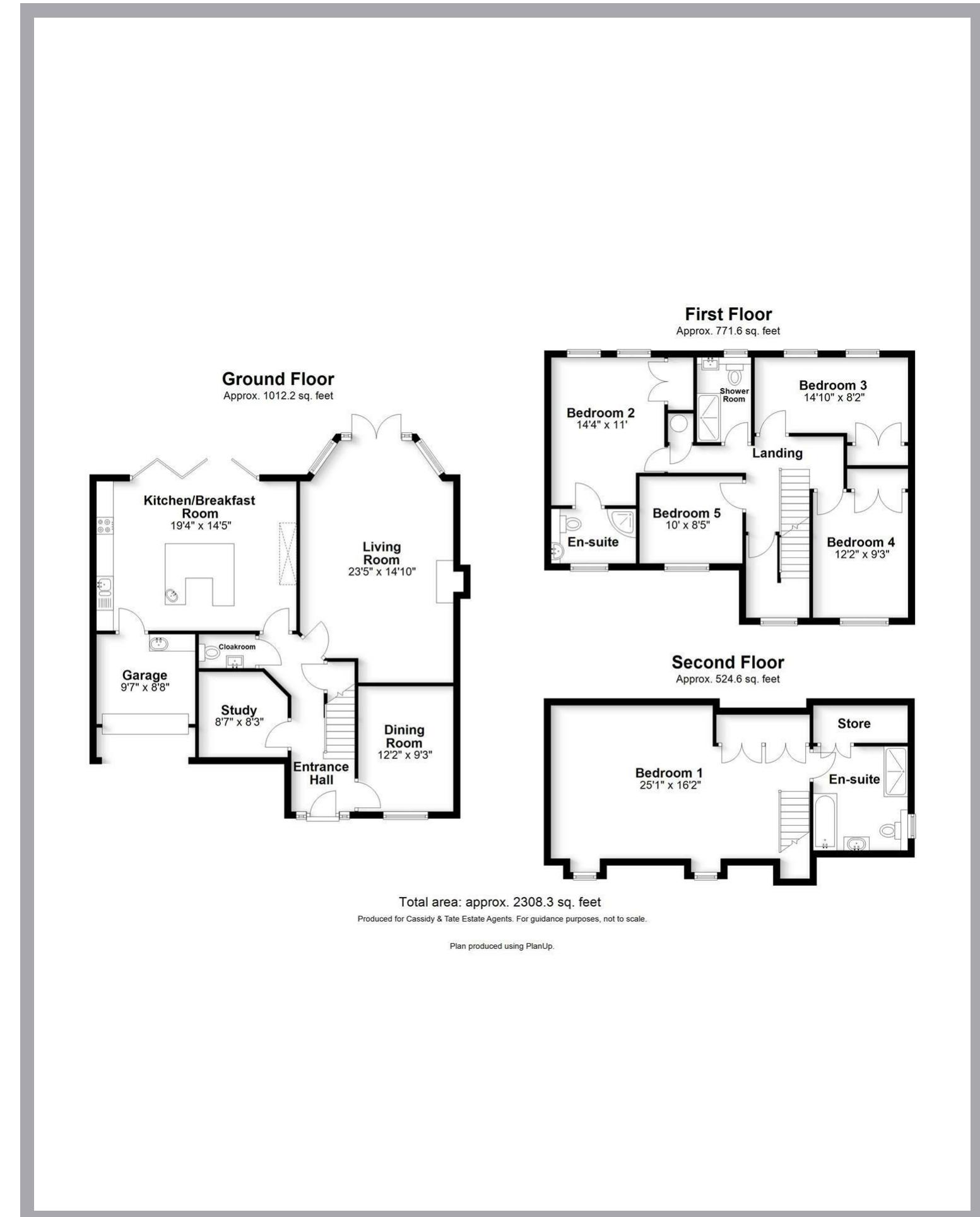
Offers Over £1,300,000

EPC Rating: C Council Tax Band: G



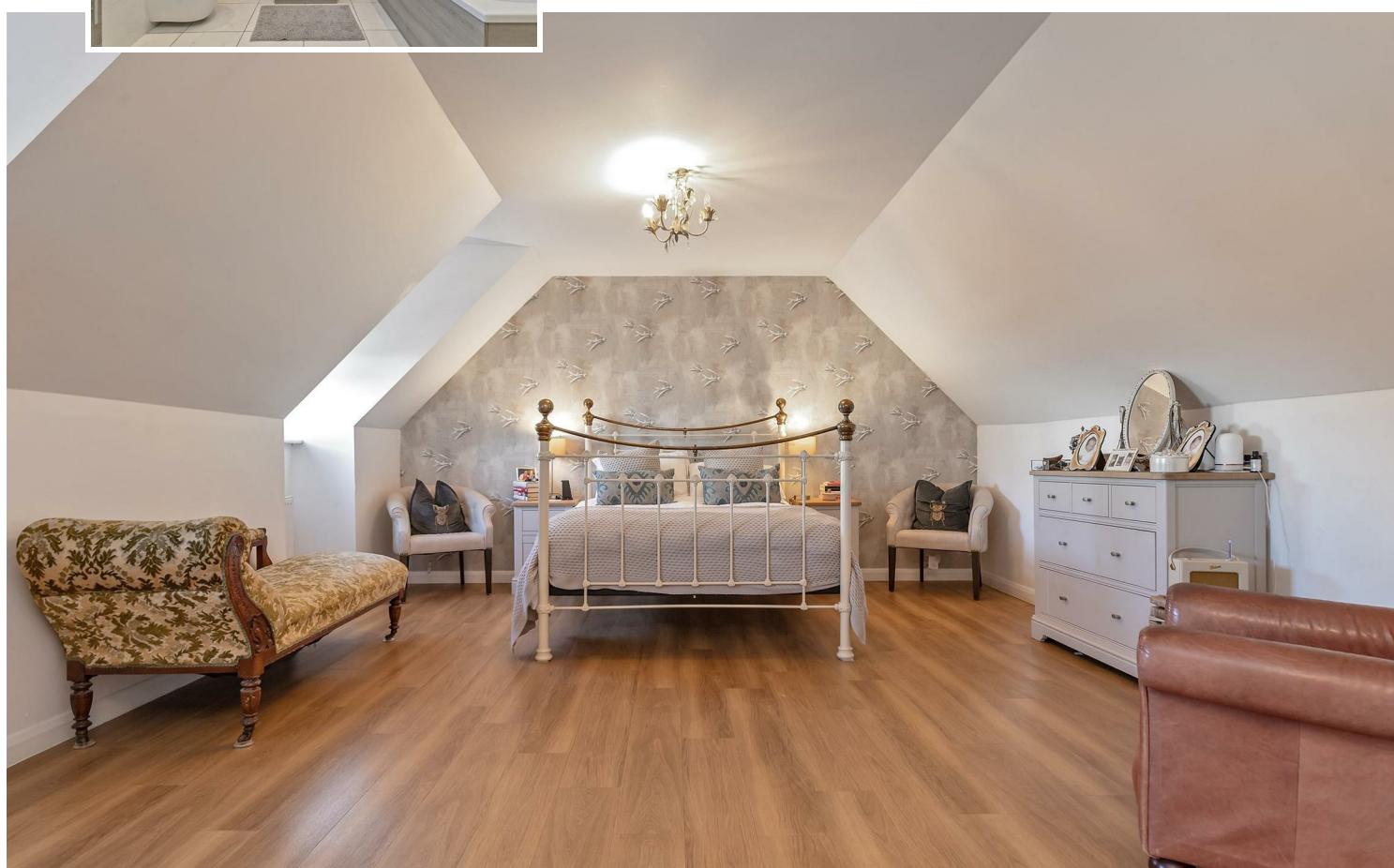
All The Ingredients Needed For A Fabulous Lifestyle

Located in the highly desirable Hilltop Walk area of Harpenden, this substantial detached home offers an ideal setting for family life. With five generously sized double bedrooms, there is plenty of space for a growing family, visiting relatives or teenagers wanting their own rooms. Three well-appointed bathrooms help make busy mornings run smoothly. The home provides three welcoming reception rooms, giving families the flexibility to create separate areas for relaxing together, entertaining friends, children's play space or a home office. Presented in excellent condition throughout, the property offers a warm, comfortable and practical environment ready to move straight into. Perfectly suited to families, High Beeches School is just a short walk away, making school runs easy and stress-free. The nearby Aldwickbury Park Golf Club and surrounding green spaces provide wonderful opportunities for family walks, outdoor activities and weekend leisure time. This is a spacious, well-maintained family home in a prime Harpenden location, offering the space, convenience and lifestyle that modern families are looking for.



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*

- Prime Location
- Five Double Bedrooms
- Three Reception Rooms
- Garage/Storage
- Family Garden
- Large Detached House
- Three Bathrooms
- Off Street Parking
- School Catchment
- 2300 Square Feet

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			
England & Wales		74	83
EU Directive 2002/91/EC			



