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Cassidy
&Tate
Your Local Experts



Award Winning Agency

HARPER LANE

RADLETT

WD7 9HE



Cassidy&Tate

All The Ingredients Needed For A Fabulous Lifestyle

Cassidy & Tate are delighted to present this four bedroom, semi-detached property situated between Radlett and Shenley. Presented in lovely decorative order throughout the property offers good sized room dimensions. The ground floor design affords a particularly well thought out layout comprising of an entrance hall, a comfortable and welcoming living room to the front of the property with feature wood burning stove, a lovely open plan kitchen/breakfast/dining room is the ideal setting for family gatherings or for playing host, and a utility room. Also on the ground floor is an annexe comprising of a fourth bedroom and a family bathroom. The kitchen area is fitted with a range of modern units and complemented by contrasting work top surfaces and incorporates an island with breakfast bar. Bi-folding doors in the dining area gives a lovely view to the rear garden. Upstairs are two double bedrooms, a single bedroom, and an additional family sized bathroom. The property is further complemented by a low maintenance rear garden with patio and decking areas, mainly laid to lawn and a garden shed. A gravelled driveway to the front of the property allows off road parking for several cars. Shenley is a small village located close to both Radlett and St. Albans.



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
- Open Plan Kitchen/Diner
- Lounge
- Off Street Parking
- Two Bathrooms
- Utility Room
- South Facing Garden
- Chain Free

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	

