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Cassidy
&Tate
Your Local Experts



Award Winning Agency

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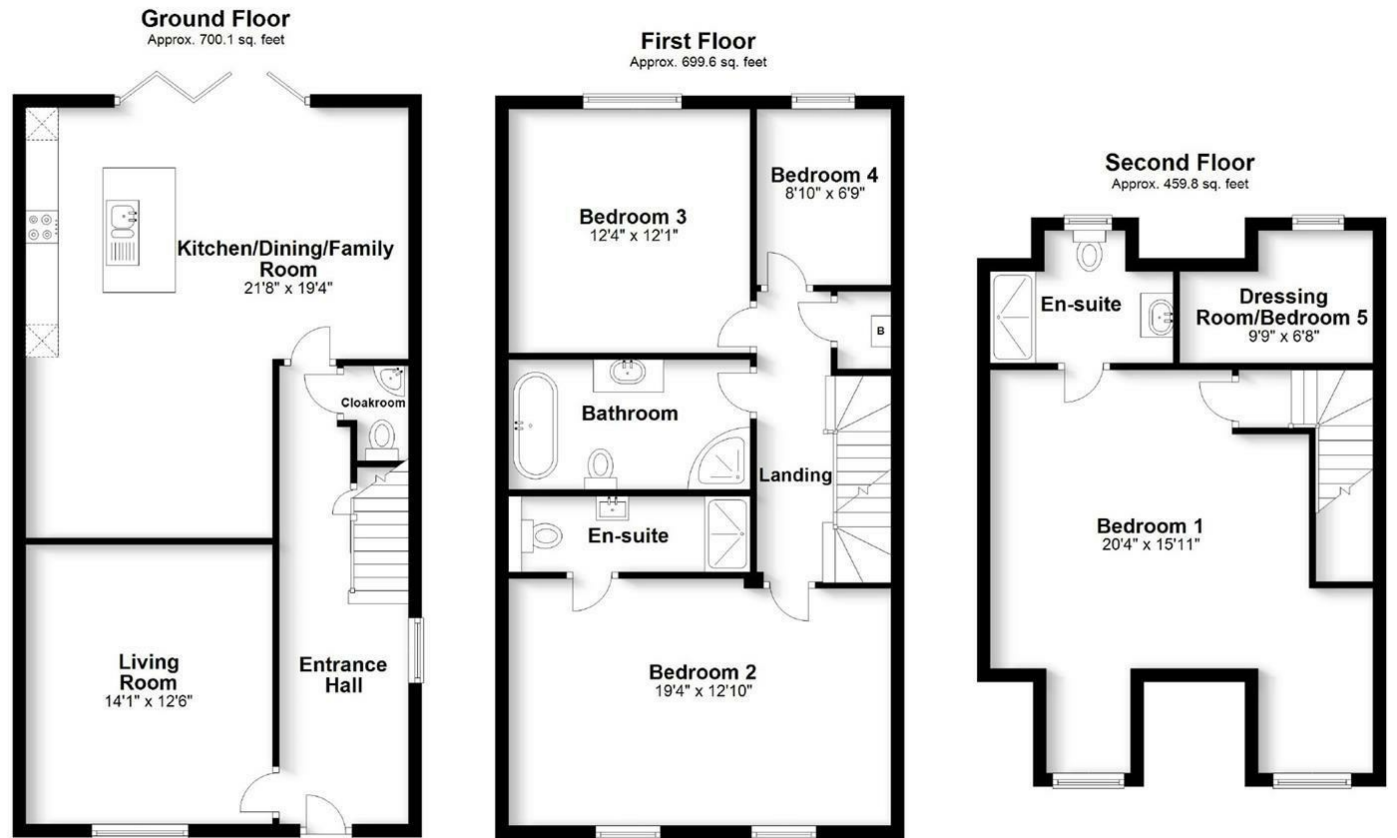
Guide Price £700,000



All The Ingredients Needed For A Fabulous Lifestyle

7 HOUSES SOLD - ONLY ONE HOUSE REMAINING.....

This attractive, four bedroom, semi-detached family home forms part of a contemporary and exclusive development of a selection of semi-detached and detached properties, constructed to the highest standards by renowned local developers. A luxury family home that reflects the quintessential modern lifestyle with custom designed floor plan in a low maintenance setting but with the elegance and style you would expect. Accommodation briefly comprises of an entrance hall, cloakroom, separate lounge, and kitchen/breakfast/dining room with fitted shaker style units, breakfast island, and bi-folding doors that open to the outside. On the first floor are three double bedrooms, one with en-suite and the family bathroom. A fourth bedroom plus an en-suite can be found on the second floor. A low maintenance rear garden with patio area and a block paved driveway enhance the property further. Additional features include good quality appliances, under floor heating in three zones, and off road parking for two cars.



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

- CHAIN FREE
- Parking
- En-Suite
- Scenic Views
- New Build Home
- Four Bedrooms
- Open-Plan Living
- Cloakroom

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	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	EU Directive 2002/91/EC

