

St Albans Office  
10 High Street, St Albans  
Herts AL3 4EL  
01727 228428  
stalbans@cassidyandtate.co.uk

Marshalswick Office  
59 The Quadrant, St Albans,  
Herts AL4 9RD  
01727 832383  
marshalswick@cassidyandtate.co.uk

Wheathampstead Office  
39 High Street, Wheathampstead,  
Herts AL4 8BB  
01582 831200  
wheathampstead@cassidyandtate.co.uk

Knightsbridge Office  
45 Pont Street, Knightsbridge  
London SW1X 0BD  
020 7629 9966  
26@theknightsbridgeoffice.co.uk

Cassidy  
&Tate  
Your Local Experts



Award Winning Agency

CLAGGY ROAD

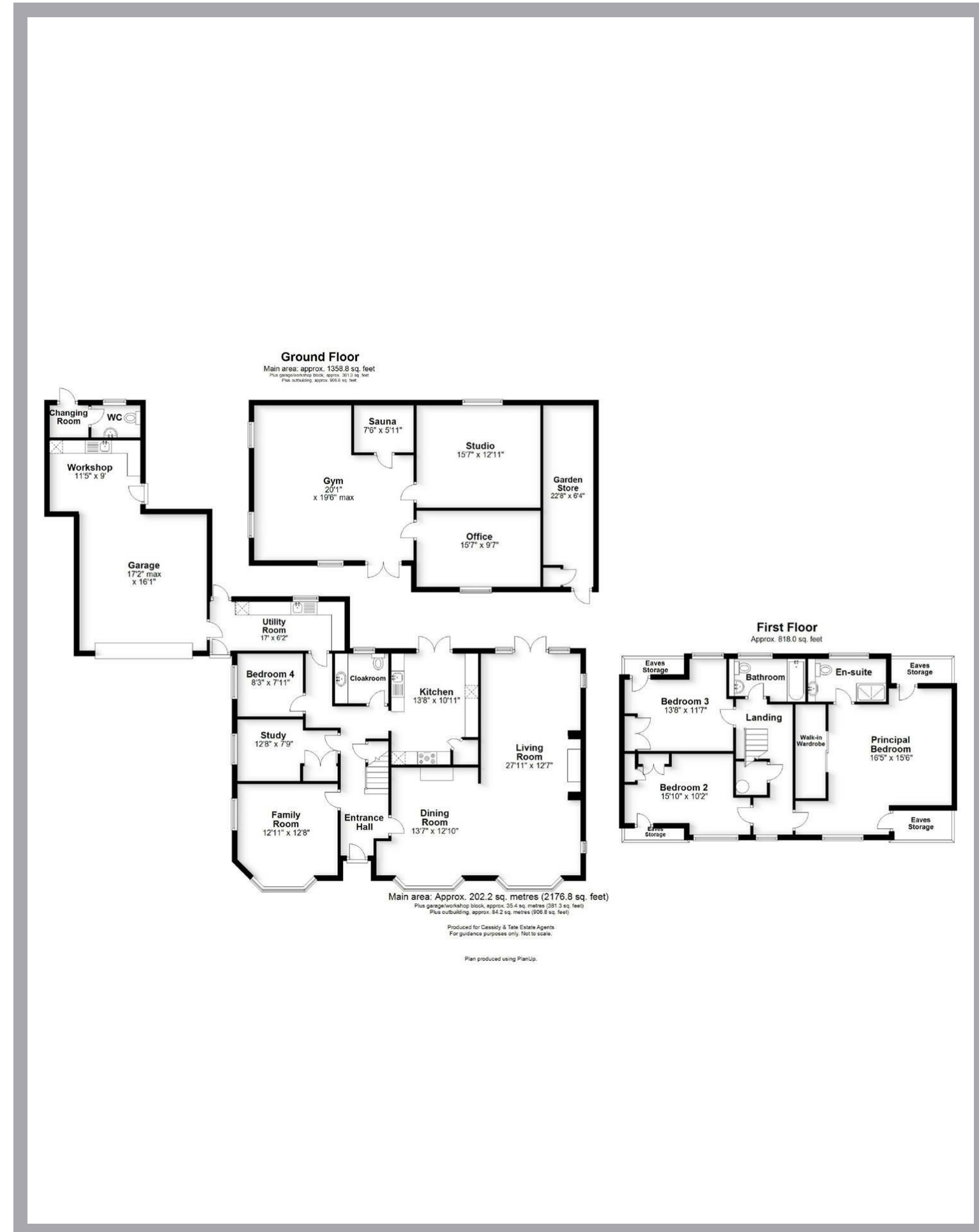
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SG4 8QA



# All The Ingredients Needed For A Fabulous Lifestyle

Located in a friendly and highly regarded Hertfordshire Village, is this four bedroom, four reception room, detached family residence. With an internal floor plan measuring over 2,000 sq ft, a generous and attractive plot, a swimming pool and a Swedish log cabin, this property offers comfortable and versatile living for every member of the family. Accommodation briefly comprises of an entrance hall, open living/dining room with an inglenook fireplace that lends a cosy feel, a separate family room, a fitted kitchen, study, bedroom four, cloakroom, and a utility room on the ground floor. Upstairs the principal bedroom boasts a dressing room and en-suite, whilst the family bathroom serves the additional two double bedrooms. The large rear garden is the perfect setting for outdoor entertaining. A large patio area for outdoor dining, a swimming pool, a feature Koi carp pond and a Swedish log cabin complete with sauna, office and lounge area. There is also a changing room with cloakroom attached to the rear of the garage. Further features include a double garage that incorporates a workshop area. The village of Kimpton is situated in beautiful Hertfordshire countryside between the Mimram and Lea river valleys, about three miles from Harpenden. It is well connected with St Albans, Hitchin, Welwyn Garden City, Luton and Stevenage all within a short car journey as are the M1 and A1(M). There is a village shop and post office, a doctor's surgery, and a thriving Primary School, Nursery and Pre-School. The village has two recreation grounds with sporting facilities, two village greens and several open grass areas.



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

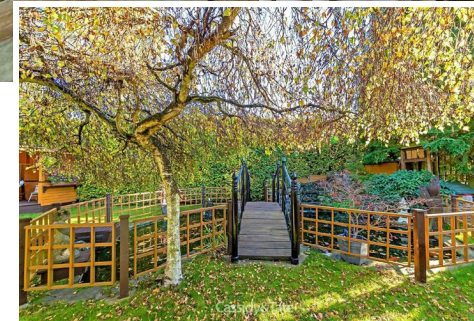
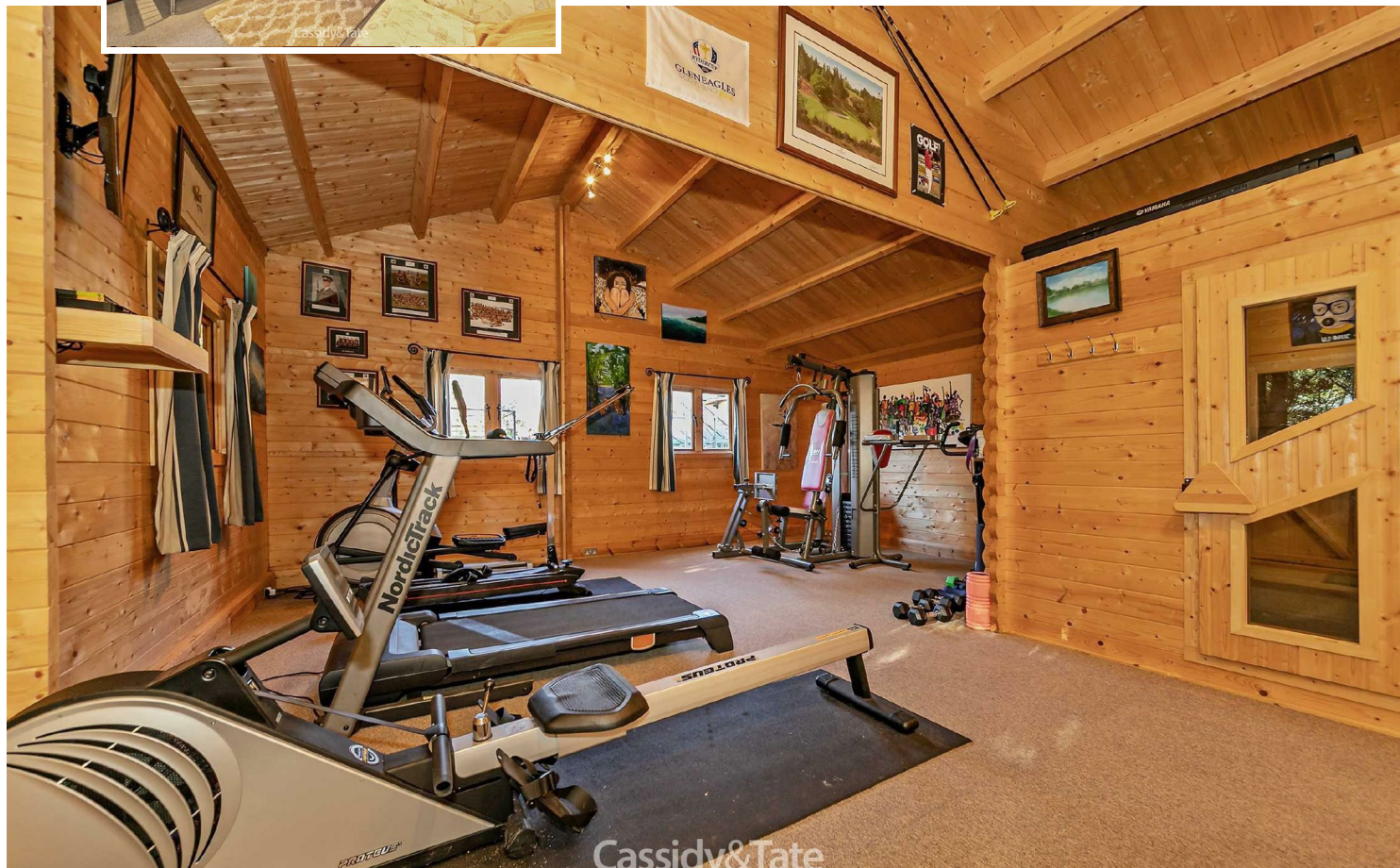
## Why Cassidy & Tate

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

- Access to Superfast Broadband
- Swedish Log Cabin
- Close To Local Shops
- Large Plot
- Heated Swimming Pool
- Outstanding School Catchment Area
- Development Potential STTP
- CHAIN FREE

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>	<b>1</b>	<b>1</b>
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) <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>	<b>1</b>	<b>1</b>
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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