



## All The Ingredients Needed For A Fabulous Lifestyle

Cassidy & Tate are pleased to present this well-positioned four bedroom semi-detached home overlooking the green, which has been refurbished throughout by the current owners and is located in the village of Redbourn. The ground floor consists of a spacious lounge, fitted kitchen with utility room and separate cloakroom, a study and a conservatory which opens out onto a patio area and large rear garden with picturesque views. A spacious outbuilding with light and power can be found to the rear of the garden. Upstairs you will find four double bedrooms as well as a modern family bathroom. A further benefit is off street parking for two cars. Nicholls Close is a short walk from the Redbourn Common and very close to the High Street, which has a variety of shops, public houses and a doctors surgery, whilst more comprehensive amenities can be found in nearby Harpenden and St Albans, both of which offer mainline railway stations. Junction 9 of the M1 is also close at hand providing access to London and the North.

NICHOLLS CLOSE

ST. ALBANS

AL3 7HZ

Guide Price £725,000





## Specialists in Bespoke Properties

- Four Bedrooms
- Large Garden
- Countryside Views
- Modern Kitchen
- Off-Street Parking
- Outbuilding/ Garden Office
- Downstairs Cloakroom
- Close To Local Shops

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		
	65	81
<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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	65	64
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





# 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

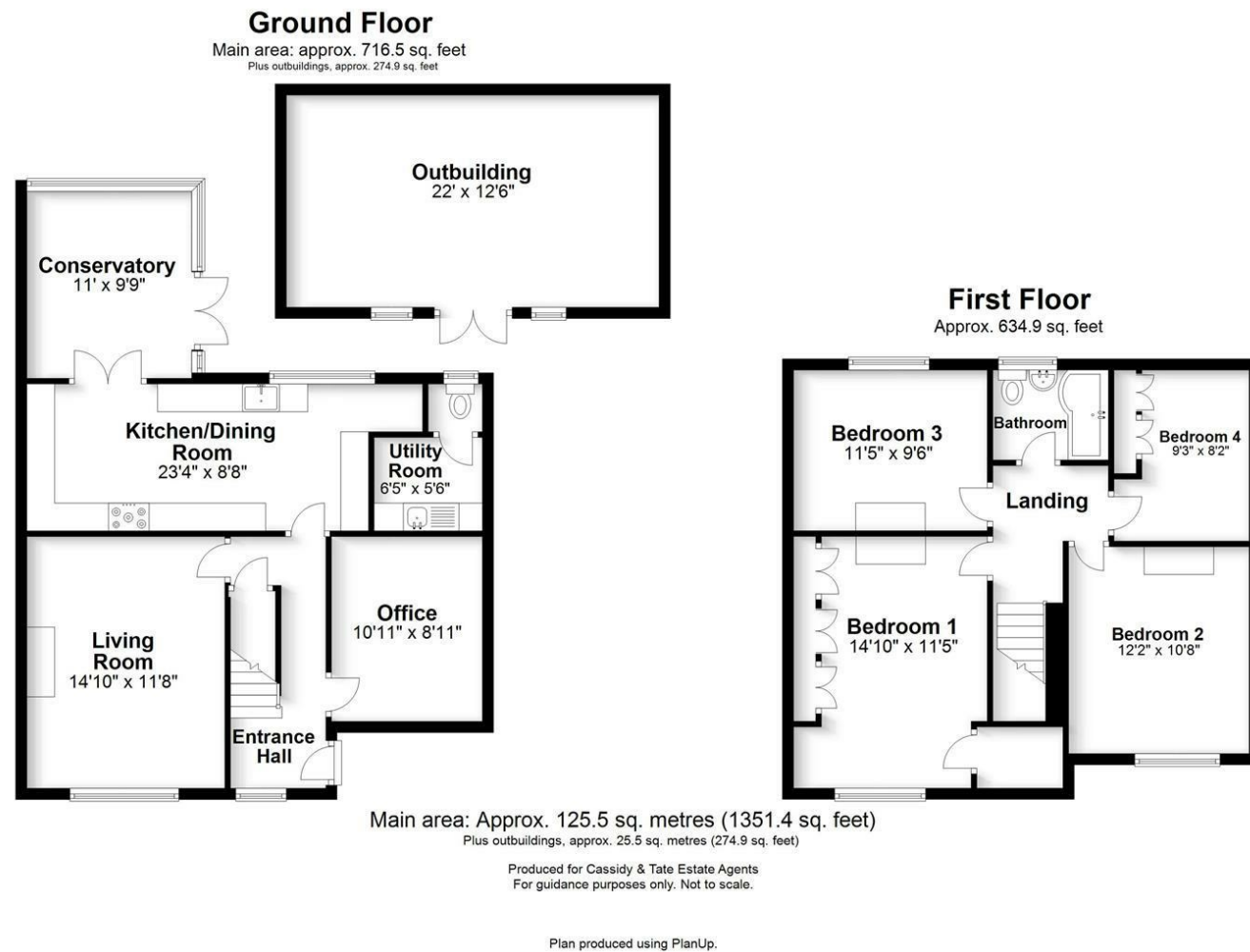


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Award Winning Agency