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**Cassidy
& Tate**
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

**FOLLY LANE
ST. ALBANS
AL3 5JG**

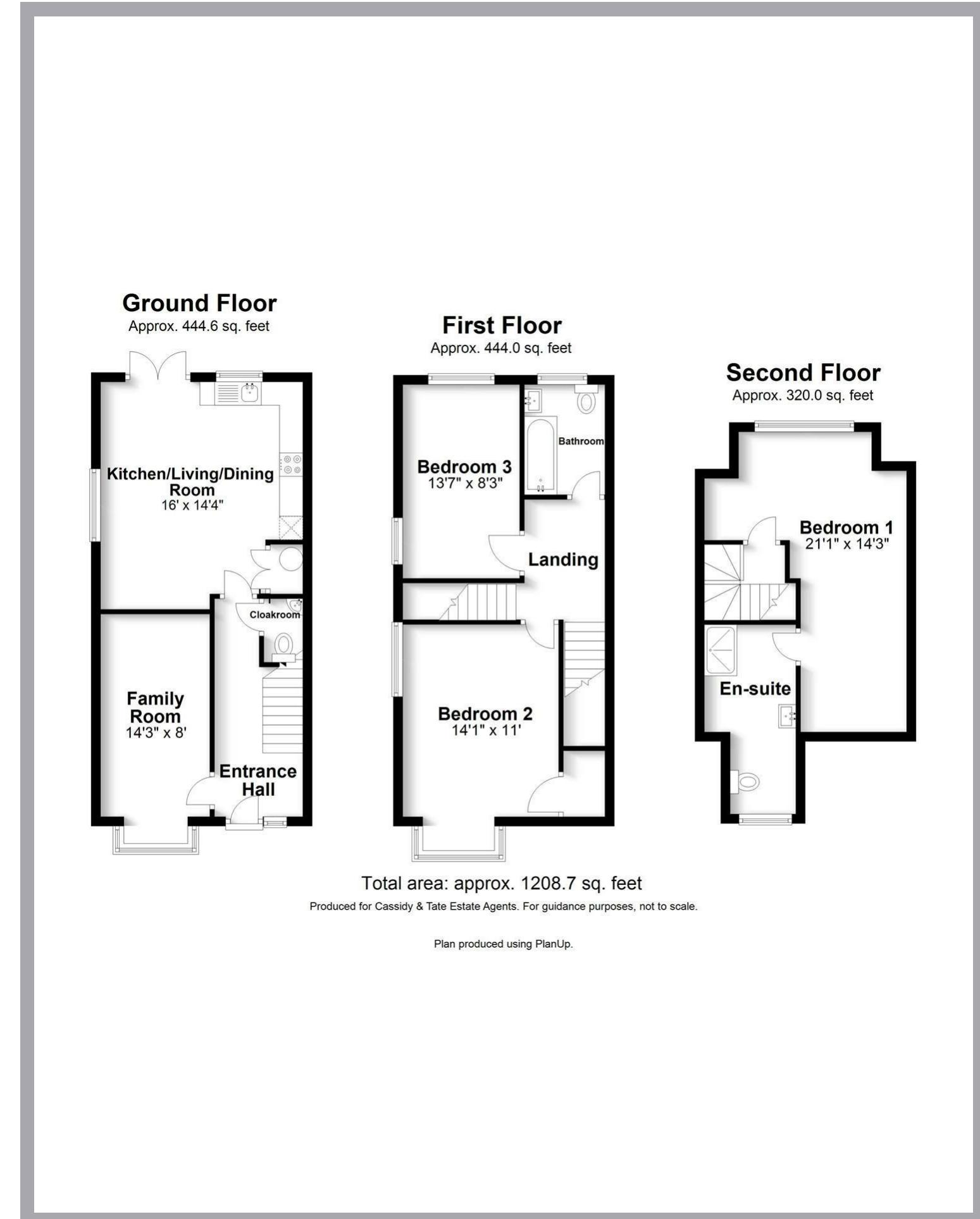
Offers In Excess Of £825,000

EPC Rating: Council Tax Band:



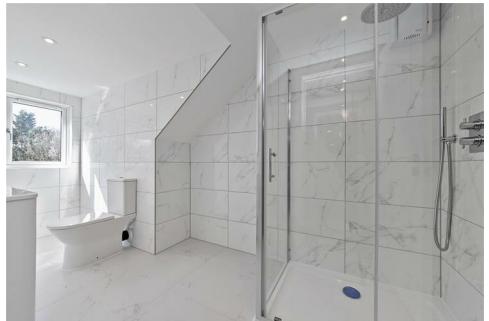
All The Ingredients Needed For A Fabulous Lifestyle

Cassidy & Tate New Homes department are selling this chain free development site called Folly Fields. Containing a trilogy of brand new and refurbished modern houses each provided with; two to three bathrooms two to three reception rooms and three to five bedrooms spread over three storeys with private parking for two cars. These properties immediately jump out as a modern 21st century design but still retain a traditional homely aura. Houses 186 and 184 are completely brand new and untouched, house 182 is pre-existing with a complete cosmetic makeover and refurbishment. Located on folly lane, just a short stroll from the city centre, Verulamium lakes and St Michaels Manor. For all information please kindly contact us at: follyfields@cassidyandtate.co.uk



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*

- 10 Year Warranty
- New Build
- Over Three Levels
- Walk To Town
- Three Double Beds
- Parking & Gardens
- Chain Free
- End Of Terrace

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<small>Very environmentally friendly - lower CO₂ emissions</small>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not environmentally friendly - higher CO₂ emissions</small>			
England & Wales	EU Directive 2002/91/EC		

