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Cassidy  
&Tate  
Your Local Experts



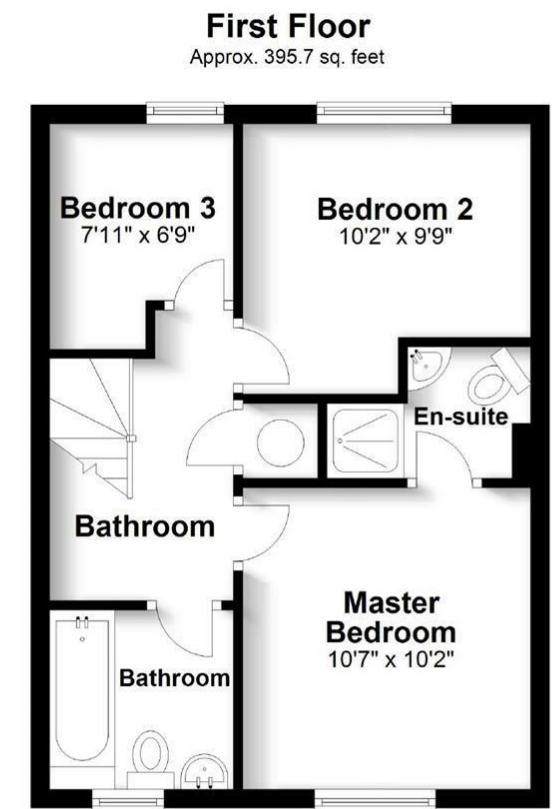
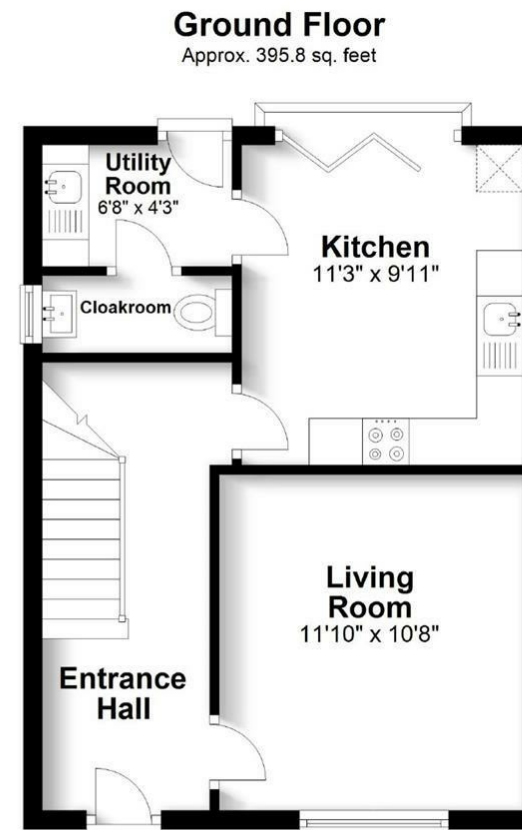
Award Winning Agency

BARNET ROAD  
LONDON COLNEY  
AL2 1FS



# All The Ingredients Needed For A Fabulous Lifestyle

Cassidy & Tate are delighted to offer for the first time to the market, this brand new three bedroom detached family home situated on an exclusive development of six other newly built detached properties. Intuitively crafted by reputable builders, Borrás Homes, to suit a small growing family, this property offers versatile and well thought out living accommodation. On the first floor living spaces comprise of a good sized entrance hall with door into the well proportioned lounge, kitchen/breakfast room fitted with white modern wall and base units and contrasting work top surfaces, and a utility room. Stairs from the entrance hall lead to the first floor where the master bedroom is served by an en-suite shower room and the two remaining bedrooms are serviced by the family bathroom. Both the en-suite and family bathroom have been fitted with fashionable white sanitary ware, complimentary tiling and chrome fixture and fittings. A tasteful decor of neutral colours, that will not date, has been used throughout. Door from the utility room gives access to the rear garden which is mainly laid to lawn with paved patio area and is fully enclosed via timber boundary fencing. To the front of the property is a small lawned area with steps up to the front door. There is private allocated parking close to the property. The property is situated just off the High Street in the popular village of London Colney, and overlooks the lovely River Colne. There are several good local amenities to be found on the High Street plus the excellent shopping facilities at the Colney Fields shopping Park.



Total area: approx. 791.6 sq. feet

Produced for CASSIDY AND TATE  
For guidance purposes only. Not to scale.

Plan produced using PlanUp.

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

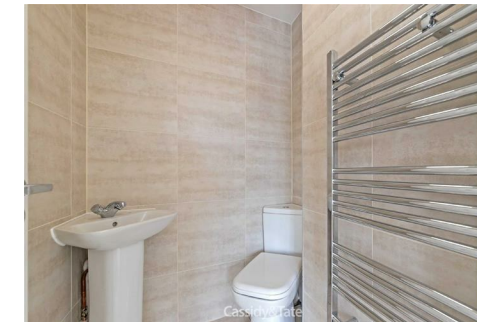
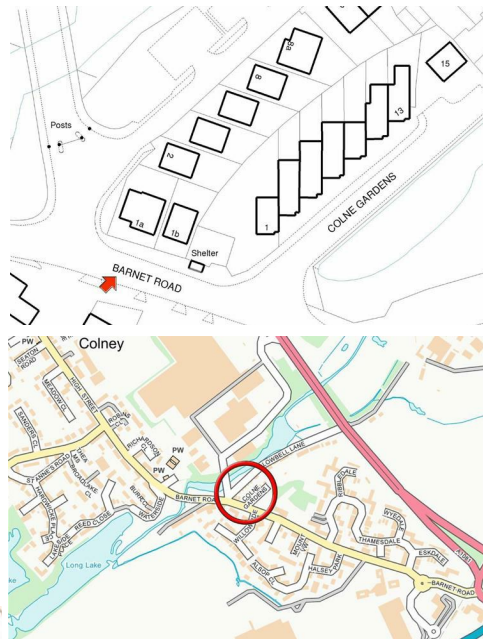
## Why Cassidy & Tate

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



Cassidy&Tate

## Specialists in Bespoke Properties

- Brand New Detached House
- Three Bedrooms
- En Suite To Master Bedroom
- Lounge
- Kitchen/Dining Room
- Family Bathroom
- Rear Garden
- Allocated Parking

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			
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) 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			

