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Cassidy
& Tate
Your Local Experts



Award Winning Agency

JENNINGS ROAD

ST ALBANS

AL1 4NZ



All The Ingredients Needed For A Fabulous Lifestyle

An extended, five bedroom semi detached property situated in an enviable location. The property is in walking distance of the beautiful open spaces of Clarence Park, close to the mainline railway station and within the catchment of excellent schools, making this property an appealing family home. Bright and spacious living accommodation is arranged over two levels comprising of an entrance hall, useful downstairs shower room, three reception rooms, a conservatory, five bedrooms and a family bathroom. The ground floor is intended for living with well proportioned rooms that can accommodate the family's everyday busy schedules. The modern kitchen/dining area is the ideal setting for family gatherings and with patio doors in the dining area makes for easy flow from inside to out. The sitting room and family room are comfortable rooms where feature fireplaces lend a cosy feel whilst a conservatory is the perfect place to look out to the south facing rear garden. Upstairs are four double bedrooms and a good sized fifth bedroom all served via the family bathroom. An added benefit is the large fully boarded loft space with velux windows. Externally the beautiful and low maintenance south facing rear garden is enclosed by timber boundary fencing with a lovely patio area. To the front of the property is a brick paved driveway for ample off road parking which in turn leads to the garage. Jennings Road is a prime location highly favoured by professionals and commuters alike.



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

- 5 Bedrooms
- Sought After Location
- South Facing Garden
- Walk To Station
- Semi-Detached with Own Drive
- Close to Good Schools
- Conservatory
- Well Presented

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	

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	

