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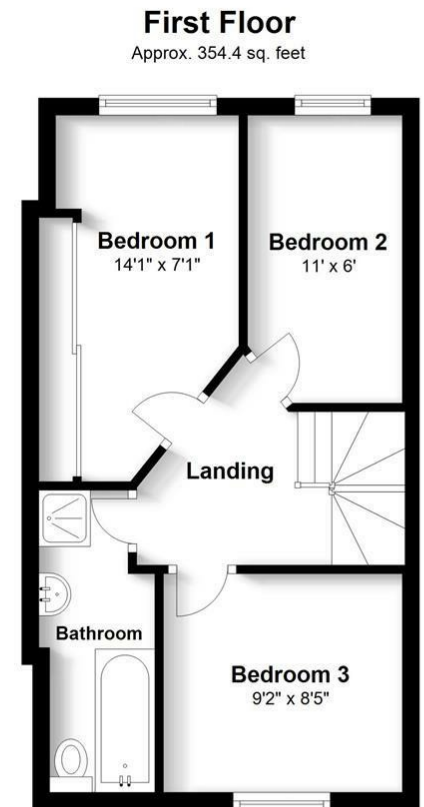
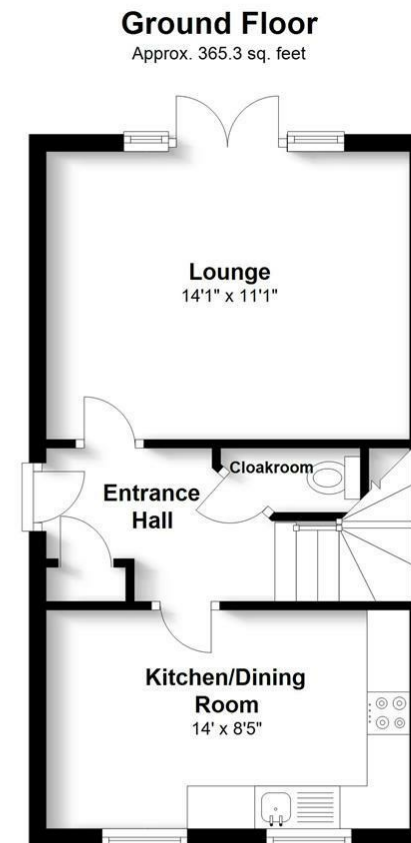
Guide Price £430,000





# All The Ingredients Needed For A Fabulous Lifestyle

Location and convenience best describes this modern three bedroom semi detached property which is situated close to Hatfield railway station and the town centre itself, making this property a delight for the commuter. The property is arranged over two floors and has been designed with families in mind. A tasteful decor and contemporary ambience is combined with deceptively spacious living spaces that comprise of a kitchen/dining room, a well proportioned lounge, cloakroom, three good sized bedrooms and a family bathroom. The kitchen has been fitted with modern shaker style wall and base units with complimentary tiling and the lounge is a bright and comfortable living space with patio doors looking out to the rear garden. The cloakroom and family bathroom have both been fitted with stylish suites with complimentary tiling. To the front of the property is a brick paved driveway providing off road parking and a side path which leads to the rear garden. The rear garden is mainly laid to lawn with patio area, outside water supply and a garden shed. Ely Close is within walking distance to the station which links Hatfield to London, Kings Cross. Close by is the town centre with its range of amenities and The Galleria shopping outlet.



Total area: approx. 719.7 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



## Specialists in Bespoke Properties

- Semi Detached Property
- Three Bedrooms
- Luxury Bath & Shower Room
- Downstairs Cloakroom
- Kitchen/Diner
- Lounge With Feature Doors
- Off Street Parking
- Close To Station & Town

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		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	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		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



