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Cassidy
&Tate
Your Local Experts



Award Winning Agency

SOUTHFIELD WAY
ST ALBANS
AL4 9JJ



Cassidy&Tate

All The Ingredients Needed For A Fabulous Lifestyle

An extended four/five bedroom semi-detached family home situated in a pleasant cul-de-sac location within the popular residential development of Jersey Farm offered for sale with no upper chain and in need of a refurbishment. On the ground floor living accommodation includes an entrance hall, kitchen to the front of the property, study/bedroom to the front with wet room style en-suite which makes this a versatile room that could be used as either a home office or as a fifth bedroom, a well balanced lounge/dining room and a lovely sun filled conservatory. Upstairs are four good sized bedrooms and a family bathroom. Outside is a low maintenance rear garden which is enclosed by timber boundary fencing, and enjoys a patio area and timber built shed. A shingled driveway to the front of the property allows for off road parking. Southfield Way is ideally positioned within the catchment of highly regarded schools and for excellent local amenities including a Tesco' metro, hairdressers, eateries and a doctor and dentist surgeries. St. Albans city centre with its extensive range of shopping and leisure facilities remains only a short distance away.



Cassidy&Tate

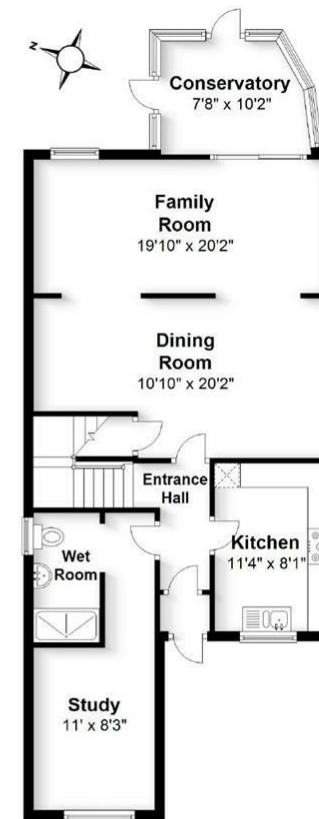


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Ground Floor
Approx. 813.1 sq. feet



First Floor
Approx. 600.2 sq. feet



Total area: approx. 1413.3 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

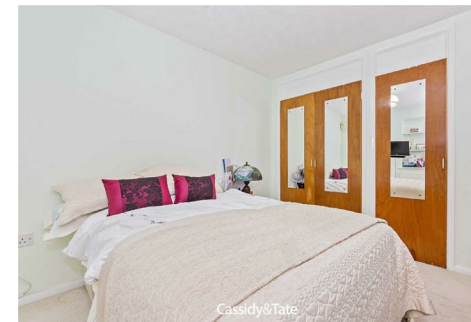
Why Cassidy & Tate

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

- Popular Jersey Farm
- Four/Five Bedrooms
- Wide Own Drive
- Close to High Regarded Schools
- Semi-Detached House
- Ready For Immediate Occupation
- Enclosed Rear Garden

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	

