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Cassidy  
& Tate  
Your Local Experts



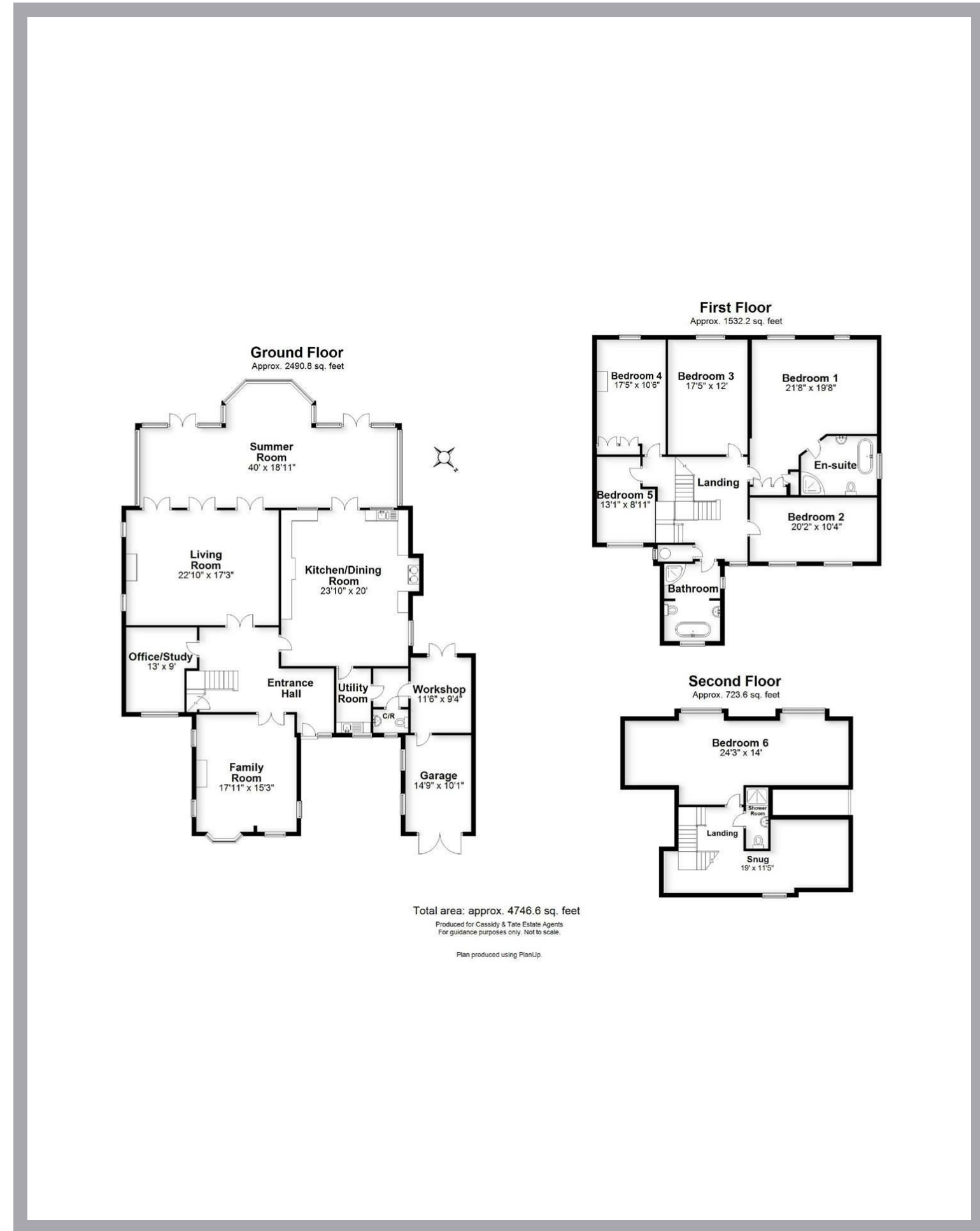
Award Winning Agency

FALLOWS GREEN  
HARPENDEN  
AL5 4HD



# All The Ingredients Needed For A Fabulous Lifestyle

Atmospheric, warm and charming, this fabulous and substantial six bedroom, six reception rooms and three bathrooms, detached family home flows beautifully and graciously through living areas that are designed for both family interaction and privacy, all spread over three levels. The property is set upon an impressive carriage driveway giving a hint of the superb home within. Refined elegance is clearly evident as you step inside the reception hall with a striking oak staircase and oak panelling to dado height. Leading from the reception hall are multiple separate living areas to accommodate the whole family. There is a family room, living room, conservatory, office, kitchen/dining room, utility room, inner lobby leading to the workshop and a cloakroom on the ground floor. No detail has been spared with quality hand painted kitchen cabinetry, granite worktop surfaces and magnificent period ceiling wooden beams that were imported from France. Throughout the home there are further ornate features, fireplaces, polished wood flooring and bespoke fixtures and fittings, all combine to create a family home that so rarely becomes available. Externally the front and rear gardens are as stunning as the inside where beautiful landscaped gardens are stocked with a variety of beautiful plants, trees and shrubs. An extensive York stone laid patio sets the tone for alfresco dining whilst a large gravel driveway to the front, provides off road parking for several cars. Situated in an enviable position in a private road, Fallows Green is the perfect location for the catchment of excellent schools, the comprehensive range of shopping and leisure facilities of Harpenden and its High Street, plus the excellent railway links into London, St Pancras.



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

- Private Road & Prime Location
- Six Bedrooms
- Six Reception Room
- Three Bath/Shower Rooms
- Split Over Three Levels
- Approximately 4750 Sq Ft
- Garage, Workshop & Parking
- Lots Of Charm & Character

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>1</b>	<b>1</b>
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>1</b>	<b>1</b>
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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