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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency

HOUSEFIELD WAY

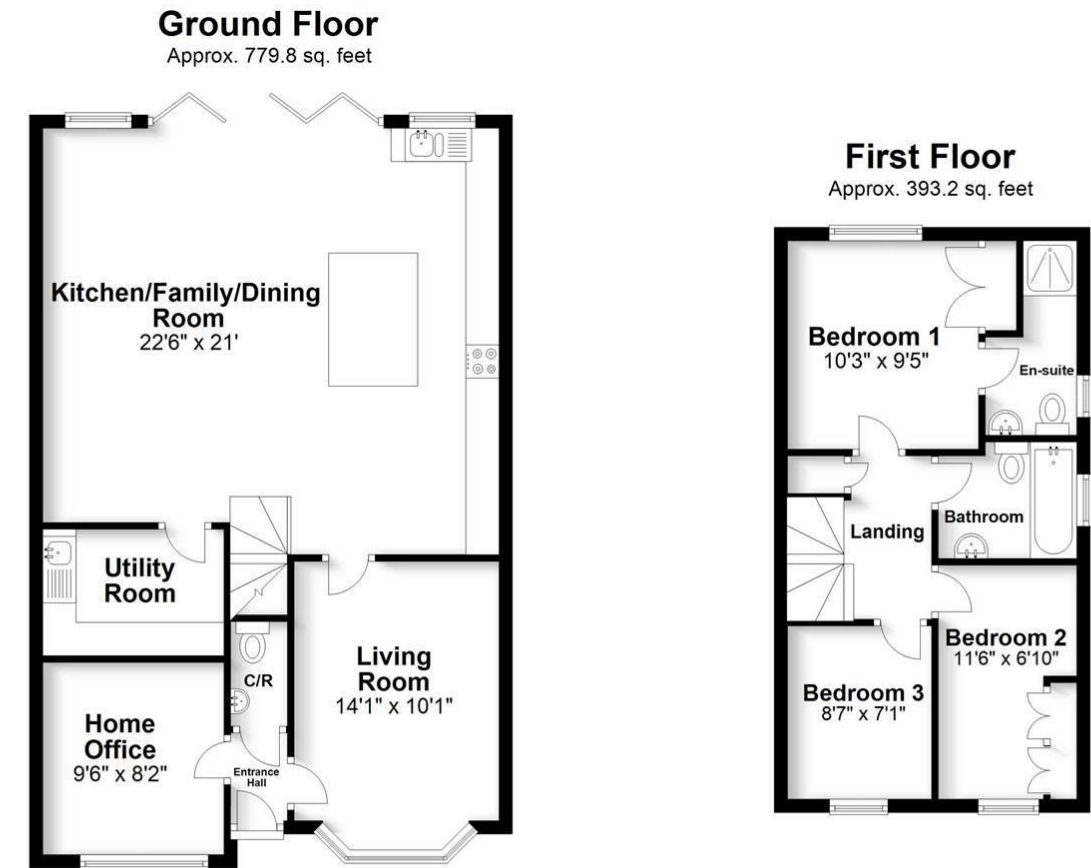
ST. ALBANS

AL4 0GP



## All The Ingredients Needed For A Fabulous Lifestyle

Situated in the sought after Highfield Park development is this three bedroom, three reception room, extended detached property. The property is well presented and features flexible accommodation to include an entrance hall, cloakroom, home office, living room, a wonderful open plan kitchen/family/dining room with bi-folding doors leading onto the rear garden, three bedrooms, en-suite and bathroom. Further features include a low maintenance garden which has been lovingly maintained, patio area perfect for al fresco dining, decking and a superb home office to the rear with light, power and broadband. To the front of the property is off road parking. The Highfield Park area of St. Albans is regarded as a suburban neighbourhood that is hugely popular with families and where a great sense of neighbourly environment can be found. It is also close to good local schools, local amenities found in Russet Drive, including a Spar shop, a doctors' surgery, a barbers and also has its own park. Highfield Park is a lovely green space, popular with dog walkers and cyclists.



Total area: approx. 1173.0 sq. feet

Produced for Cassidy & Tate Estate Agents  
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



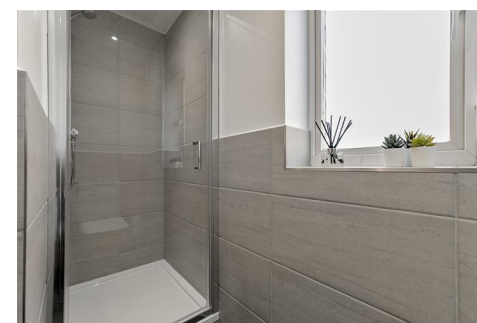
## Why Cassidy & Tate

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

- Under Floor Heating
- Three Bedrooms
- Three Reception Rooms
- Utility Room & Cloakroom
- Extended Ground Floor
- En-Suite
- Garden Office
- Located In Highfield Park

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		
<b>England &amp; Wales</b>	65	72
<small>EU Directive 2002/91/EC</small>		

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		
<b>England &amp; Wales</b>	1	1
<small>EU Directive 2002/91/EC</small>		

