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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

REYNARDS ROAD  
WELWYN  
AL6 9TR

Price Guide £1,625,000

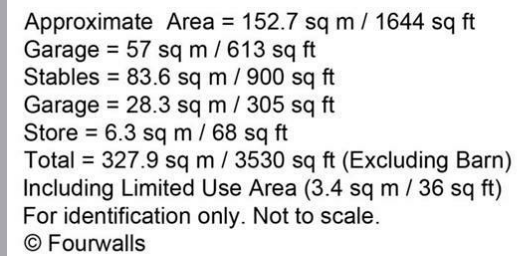
EPC Rating: G Council Tax Band: G





# All The Ingredients Needed For A Fabulous Lifestyle

A stunning four bedroom detached family house with equestrian facilities to include stabling, menage, four acres and a barn. The property has several planning options to extend the existing house, convert the barn or construct a two bedroom detached bungalow. Set towards the end of a private road the house has stunning views over rolling countryside and boasts a south facing aspect, with no rights of way and direct access to a bridleway. Reynards road is just over half a mile from Welwyn village with its range of shops, Tesco express, pubs, restaurants, an independent baker, Doctor's surgery and hair salons. Close by are major communication links including the Welwyn North railway station with trains into Kings Cross. The motorway networks of the M25, M1 and A1M are all within easy reach.



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 260438



# Perfect Fusion of Location And Way of Living



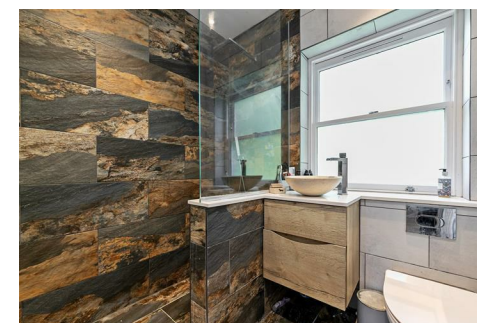
## Why Cassidy & Tate

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

- Equestrian Four Bedroom Detached
- Planning for new build
- Stables, Barn & Arena
- Roling Countryside Views
- Planning for two Storey extension
- Four Acres
- Southerly facing plot
- Walking distance to Welwyn Village

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	72

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	



