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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency

SEYMOUR ROAD

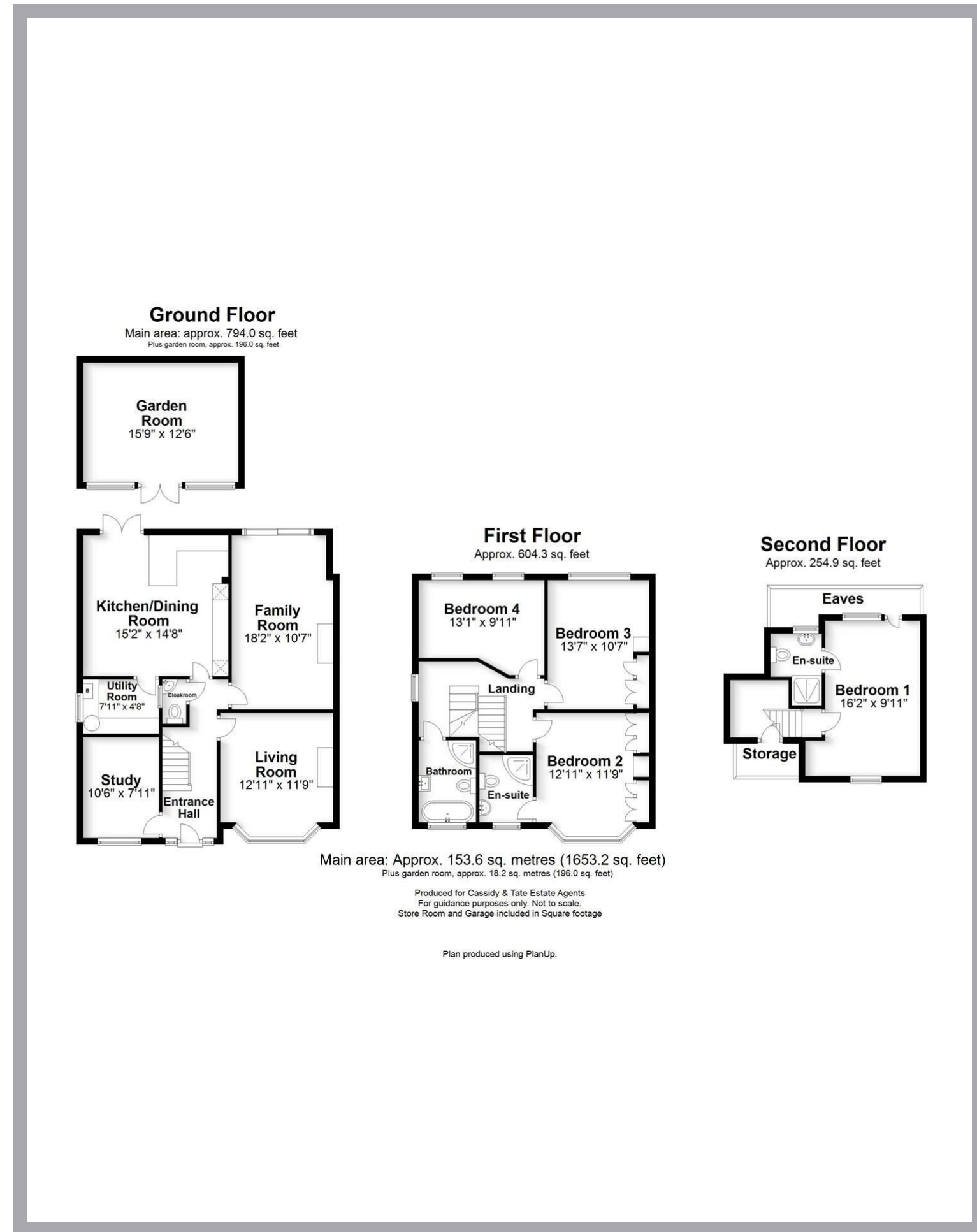
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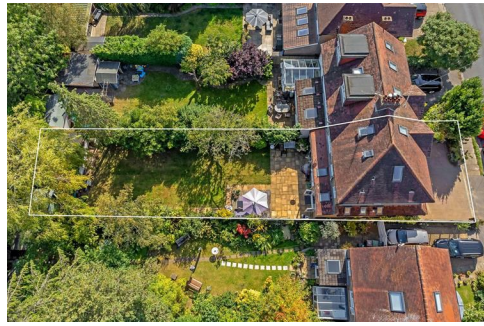


## All The Ingredients Needed For A Fabulous Lifestyle

An extended four semi-detached family home enjoying a popular location close to the lovely open spaces of Bernard's Heath and featuring a superb rear garden. The accommodation with retained character features has been extended to the rear providing a lovely kitchen/breakfast/dining room with a separate front reception, a study, plus another family room to the rear overlooking the large, mature garden. Three bedrooms, en-suite off bedroom two and a family bathroom are situated on the first floor and the loft has been skilfully converted to provide a master suite with en-suite shower room. A large family rear garden enhances the property further and comes with a lovely garden room. To the front is a block paved driveway suitable for off-street parking. The property is situated in an enviable location, close to good schools and within walking distance of the many shopping and leisure facilities of the city centre as well as the park at Bernard's Heath and the mainline station.



# 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

- Four Bedrooms
- Three Reception Rooms
- Convenient For Station
- Kitchen/Breakfast/Diner
- Extended Accommodation
- Walk to City Centre
- Large Family Garden
- Bernard's Heath

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	

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	

