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Cassidy  
& Tate  
Your Local Experts

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Award Winning Agency

WEST COMMON  
HARPENDEN  
AL5 2JN



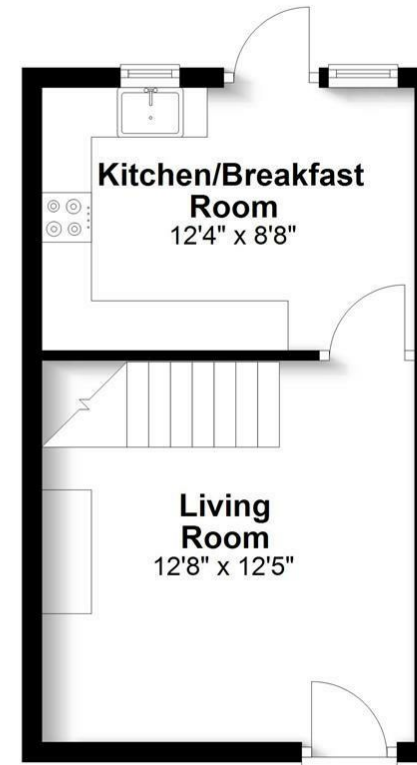
# All The Ingredients Needed For A Fabulous Lifestyle

Cassidy & Tate are pleased to present this charming two bedroom terraced cottage, nestled in an idyllic location surrounded by green countryside of the Common and Rothamsted park, whilst also being conveniently located for both the Town Centre and railway station. The property is beautifully presented and retains many traditional features such as exposed beams, stable doors, and open fireplace that lends a cosy feel. Flexible accommodation is arranged over two floors with the living room and kitchen/diner on the ground floor. On the first floor, two bedrooms and a three piece bathroom suite. The rear garden, burgeoning with life, is landscaped and designed to be split into sections, reminiscent of 'the secret garden' with mature shrubs and hedges. West Common is a sought after residential addresses within walking distance of the town centre. Harpenden is well noted for its excellent choice of schools, sports and social facilities, including golf courses, sports centre, swimming pool, various clubs and a comprehensive range of restaurants and bars. The property is within striking distance of Harpenden Train station, benefiting from a main line service into London St Pancras International. The City, Gatwick Airport and beyond, to Brighton.



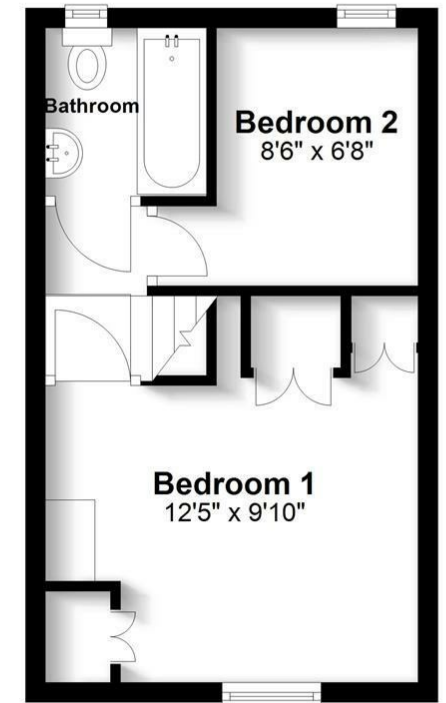
## Ground Floor

Approx. 268.6 sq. feet



## First Floor

Approx. 267.6 sq. feet



Total area: approx. 536.2 sq. feet

Produced for Cassidy & Tate Estate Agents. For guidance purposes, 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

- Two Bedrooms
- Spacious Garden
- Freehold
- Idyllic Location
- Close To The Town Centre
- Period Property
- Close To The Train Station
- Walking Distance To Rothamsted Park

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>	
Not energy efficient - higher running costs	
63	90
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>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

