

St Albans Office  
10 High Street, St Albans  
Herts AL3 4EL  
01727 228428  
stalbans@cassidyandtate.co.uk

Marshalswick Office  
59 The Quadrant, St Albans,  
Herts AL4 9RD  
01727 832383  
marshalswick@cassidyandtate.co.uk

Wheathampstead Office  
39 High Street, Wheathampstead,  
Herts AL4 8BB  
01582 831200  
wheathampstead@cassidyandtate.co.uk

Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

NEWLYN CLOSE  
BRICKET WOOD  
AL2 3UP

Price Guide £950,000

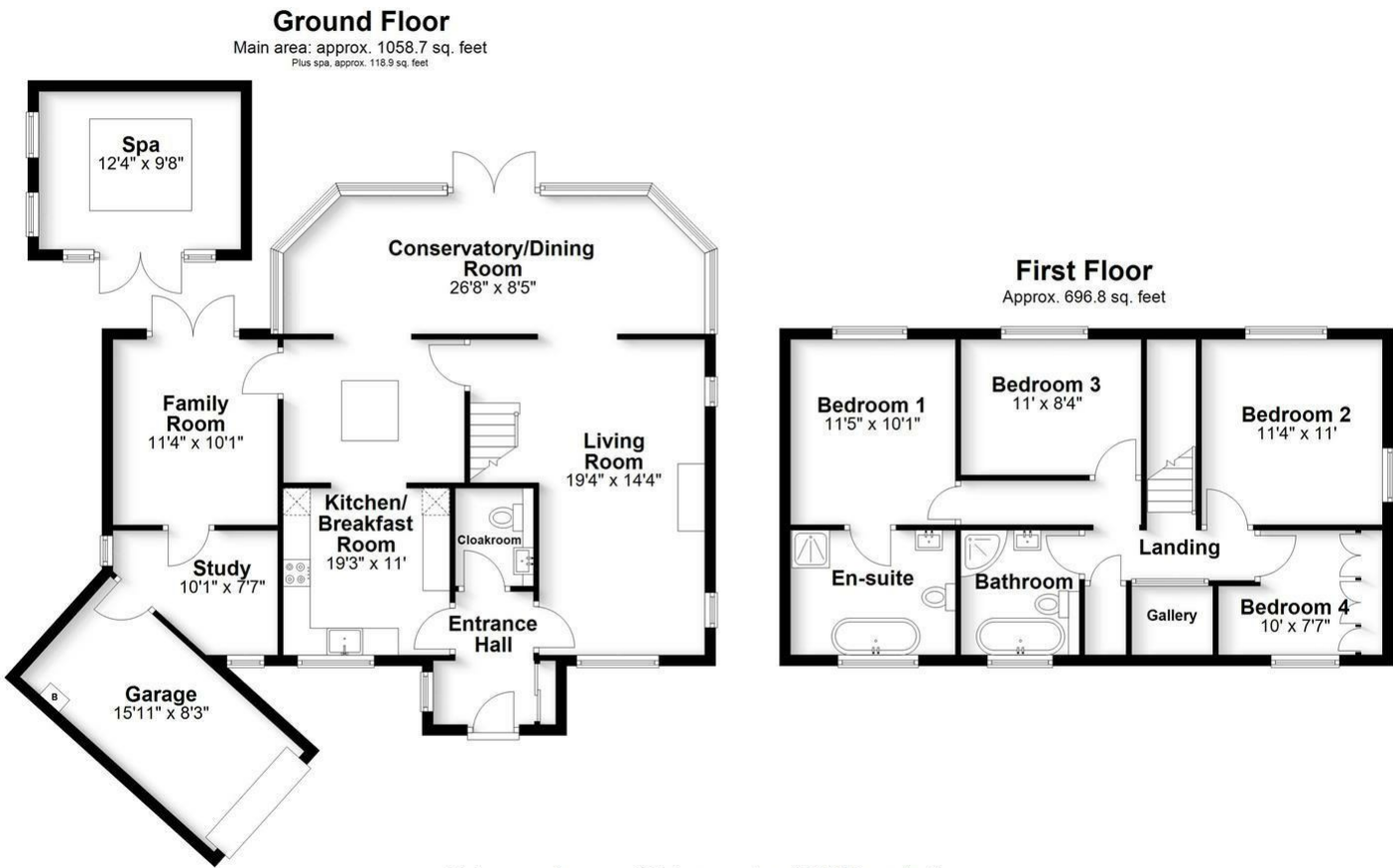
EPC Rating: C Council Tax Band:





# All The Ingredients Needed For A Fabulous Lifestyle

Nestled in the charming area of Bricket Wood, Newlyn Close presents an exceptional opportunity to acquire a stunning detached house, built in the year 2000. Spanning an impressive 1,755 square feet, this property boasts a well-thought-out layout that is perfect for family living. Upon entering, you are greeted by two spacious reception rooms, providing ample space for relaxation and entertaining guests as well as the well appointed kitchen breakfast room. The natural light that floods these areas creates a warm and inviting atmosphere, making it an ideal setting for both quiet evenings and lively gatherings. The house features four bedrooms, offering comfortable accommodation for family members or guests. Each room is designed with practicality in mind, ensuring that everyone has their own personal space. Additionally, the property includes three well-appointed bathrooms, which add to the convenience and functionality of the home. The location of Newlyn Close is particularly appealing, as it combines the tranquillity of suburban living with easy access to local amenities and transport links. Residents can enjoy the peaceful surroundings while still being within reach of the vibrant community that Bricket Wood has to offer. This delightful property is perfect for those seeking a modern family home in a desirable area. With its spacious interiors and thoughtful design, it is sure to meet the needs of a growing family or anyone looking for a comfortable and stylish living space. Do not miss the chance to make this wonderful house your new home. EPC Band 'C'. Council Tax Band 'E'.



Main area: Approx. 163.1 sq. metres (1755.5 sq. feet)  
Plus spa, approx. 11.0 sq. metres (118.9 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

- Detached Family Home
- Four Bedrooms
- Kitchen Breakfast Room
- Excellent Condition
- Cul De Sac Setting
- Family Bathroom & En Suite
- Three Receptions & Study
- Backing Onto Woods

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	69	76
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		



