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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

HAVERCROFT CLOSE
ST. ALBANS
AL3 4LD

Price Guide £1,145,000

EPC Rating: D Council Tax Band: G



All The Ingredients Needed For A Fabulous Lifestyle

located in the desirable Havercroft Close, this charming detached house offers a perfect blend of comfort and convenience. With four spacious bedrooms and two well-appointed bathrooms, this property is ideal for families seeking a welcoming home in a sought-after area. The house boasts a large living/dining room, providing ample space for relaxation and entertaining guests with a good size kitchen/breakfast room. The layout is thoughtfully designed to enhance both functionality and flow, making it easy to enjoy family time or host gatherings. One of the standout features of this property is its proximity to St. Columbus School, making the morning school run a breeze. Additionally, the vibrant city centre and the train station are within walking distance, offering excellent transport links for commuters and easy access to local amenities. For those with vehicles, the property includes a double garage and additional parking, ensuring that you will never be short of space for your cars or storage needs. Being chain-free, this home presents a smooth transition for potential buyers, allowing for a quicker move-in process. This delightful house in St. Albans is not just a property; it is a place where memories can be made. Don't miss the opportunity to make it your own.



Total area: approx. 1588.1 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 Four Bedrooms • Lounge/Diner
- Two Bathrooms • Four Bedrooms
- Double Garage & Parking • Walking To St. Columbus
- Close To City & Station • Chain Free

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		66	79
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	

