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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

HORNBEAMS  
BRICKET WOOD  
AL2 3SP

£2,650

EPC Rating: D Council Tax Band: F





# All The Ingredients Needed For A Fabulous Lifestyle

Nestled in the charming area of Bricket Wood, this stunning largely extended detached house at Hornbeams offers a perfect blend of modern living and traditional comfort. Spanning an impressive 1,426 square feet, this fully refurbished property boasts four spacious bedrooms, providing ample space for families or those seeking extra room for guests downstairs. The house features four well-appointed reception rooms, allowing for versatile living arrangements. Whether you desire a formal dining area, a cosy lounge, playroom for the children of a work from home studio, this home can accommodate your needs with ease. The layout is designed to promote both relaxation and social gatherings, making it an ideal setting for entertaining friends and family. With four bathrooms, including modern fixtures and fittings, morning routines will be a breeze, ensuring convenience for all occupants. The property is chain-free, allowing for a smooth and efficient purchase process. Situated within walking distance to the local village shops, residents will enjoy the convenience of nearby amenities while still benefiting from the tranquillity of suburban living. This delightful home is perfect for those looking to settle in a friendly community with easy access to local services. In summary, this large extended detached house in Bricket Wood is a rare find, offering a blend of space, style, and convenience. It is an excellent opportunity for anyone seeking a beautiful family home in a desirable location.



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

- Large Detached House
- Three/Four Reception Rooms
- Fully Refurbished Throughput
- Self Contained Annex
- Holding Deposit £611.53
- Four/Five Bedrooms
- Four Bathrooms
- Chain Free & Extended
- Walking To Local Shops
- 5 Weeks Deposit £3,057.69

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	68	
(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		



