

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

EAST COMMON
ST. ALBANS
AL3 7NQ

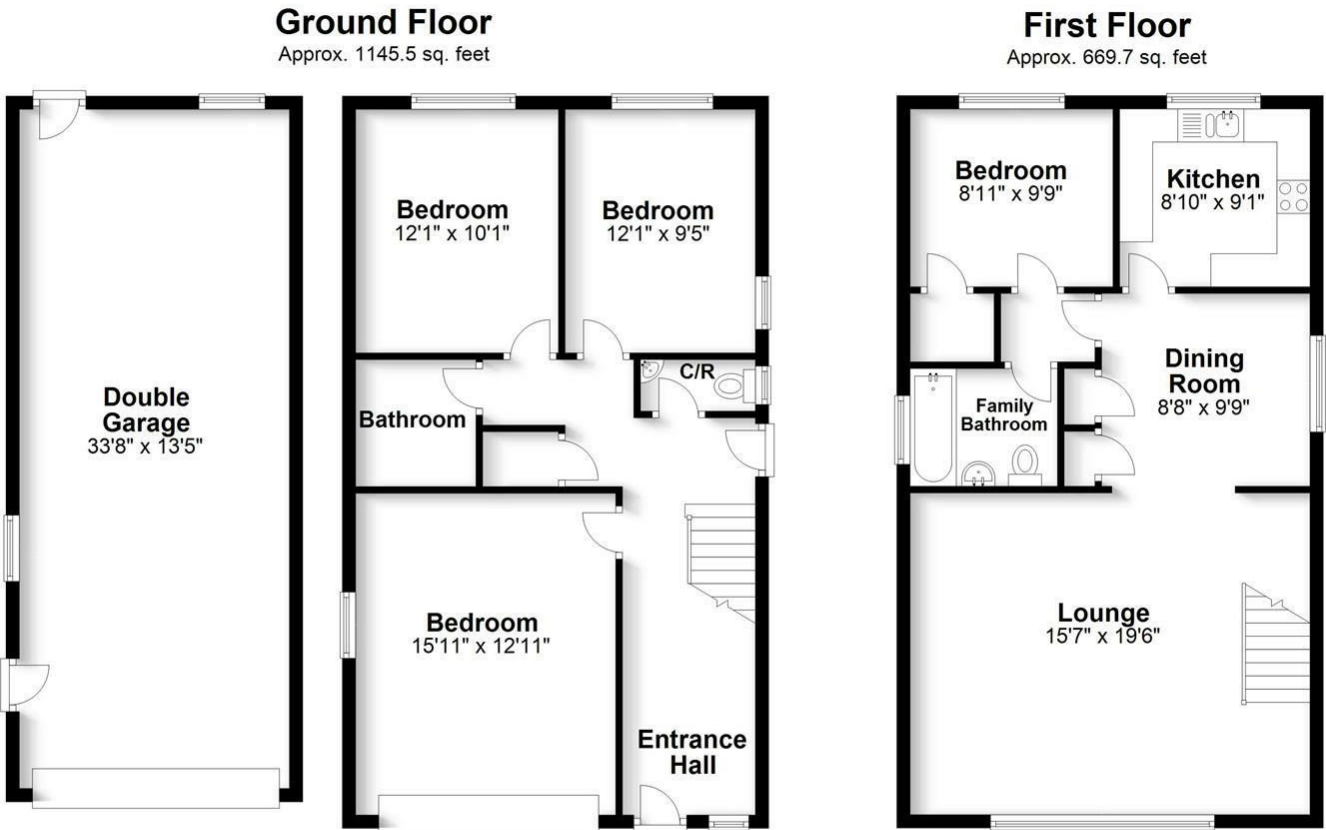
£2,400 PCM

EPC Rating: D Council Tax Band: F



All The Ingredients Needed For A Fabulous Lifestyle

With impressive views overlooking Redbourn Common and offering a contemporary way of living is this modern 1,800 sq ft four double bedroom detached property of generous proportions, which will appeal to any potential family looking for versatile and low maintenance accommodation. Light and bright, and presented in good decorative order throughout, this property features a cloakroom, bathroom, and three of the four bedrooms, on the ground floor. On the first floor is a well balanced lounge with a large feature window, giving views across the common. A separate dining room, fitted kitchen, bedroom, and family bathroom complete the upstairs. The property further benefits from an enclosed rear garden with side gated access, a double length detached garage, and a driveway providing off road parking. Redbourn is a pretty village comprising a variety of shops, public houses, and restaurants. Both St Albans and Harpenden which provide links to London, remains a short distance away.



Produced for Cassidy & Tate Estate Agents
For guidance purposes only. 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 House
- Large Lounge/Diner
- Detached Garage
- Private Rear Garden
- One weeks holding fee based on the asking price £553.84
- Four Bedrooms
- Views Over The Common
- Off Street Parking
- Village Location
- Five weeks deposit fee based on the asking price £2769.23

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	55	81
EU Directive 2002/91/EC		



