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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency

HEMEL HEMPSTEAD ROAD

ST. ALBANS

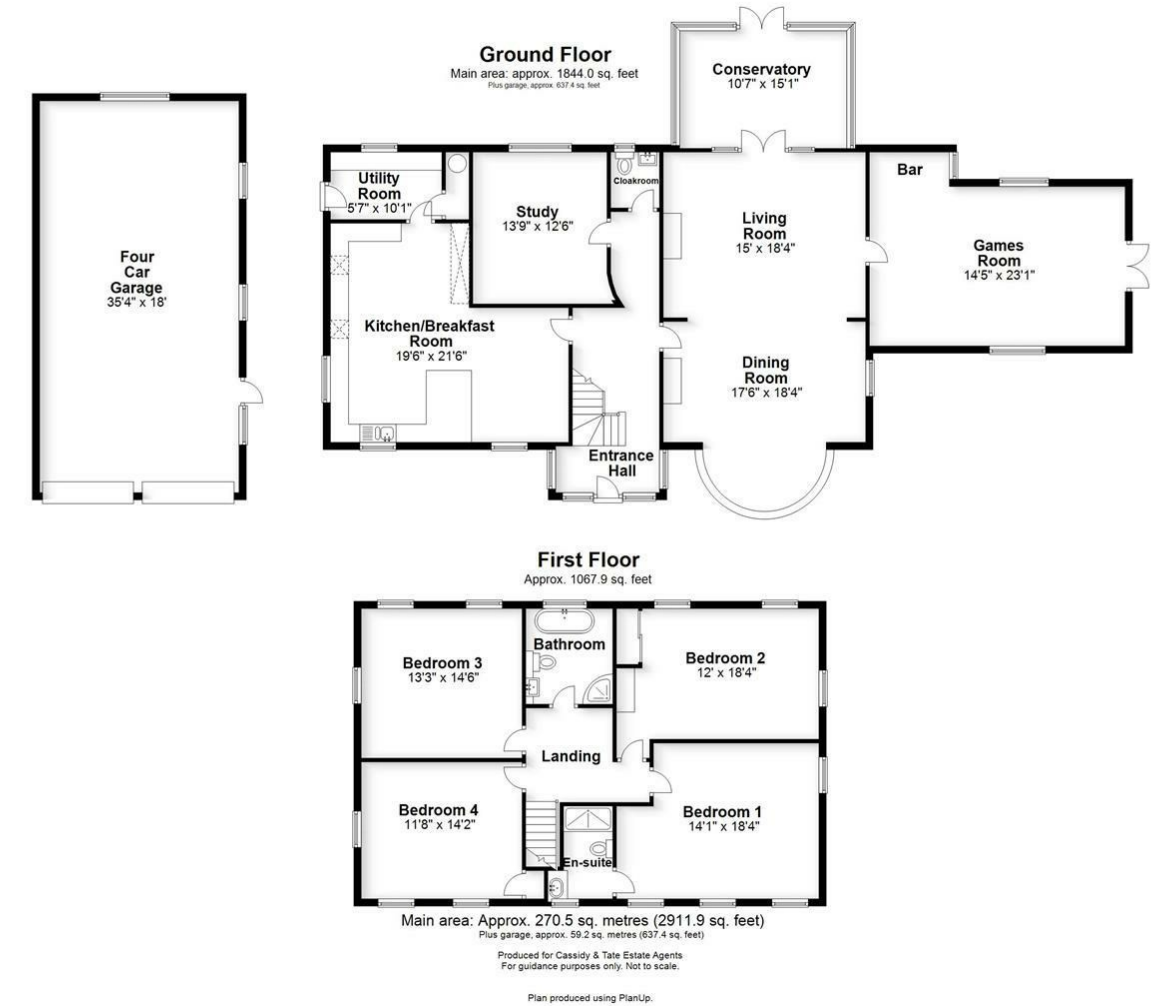
AL3 7AL



## All The Ingredients Needed For A Fabulous Lifestyle

Semi-rural retreat, lifestyle change or just a new beginning, Belvedere offers rare features and a variety of options to suit a keen buyer looking for acreage. Positioned beautifully on circa 2.7 acres of picturesque land, Belvedere will allow you to live in peaceful seclusion, create an equestrian, convert/build into an annex, the numerous outbuildings around the property (stpp), or simply enjoy the ambiance of semi rural life with space to explore. Once you enter the property through the remote controlled security gates you will drive up a beautifully landscaped driveway, where different paths lead to various areas of the property, all setting a scene for this tranquil estate.

The attractive, four double bedroom family home boasts a floorplan of just under 3,000sqft, and has the potential to enlarge (stpp), should you need that extra space. There are four reception rooms, a conservatory, a lovely kitchen/breakfast room, utility & cloakroom on the ground floor. The Principal bedroom enjoys an en-suite, whilst a family bathroom serves the remaining 3 bedrooms on the first floor. Wide patio areas, a swimming pool, an outbuilding used as a gym, combined with established landscaped gardens, plus mature trees create a lovely welcoming feel around the home, and makes for some fantastic spots to enjoy with family and friends. There is plenty of parking including a garage which fits 4 cars. Belvedere is situated within a green belt area in the pretty village of Redbourn, with views over the surrounding rural landscape but yet conveniently located near to good local amenities, plus easy access to the surrounding motorways including the M1, M25 & A5.



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

- Substantial Plot
- Numerous Outbuildings
- Private Gated Entrance
- 4 Car Detached Garage
- Large Family Home
- Land
- Potential To Develop stpp
- Chain Free

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		
<b>England &amp; Wales</b>	53	67
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>		
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