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Cassidy
& Tate
Your Local Experts



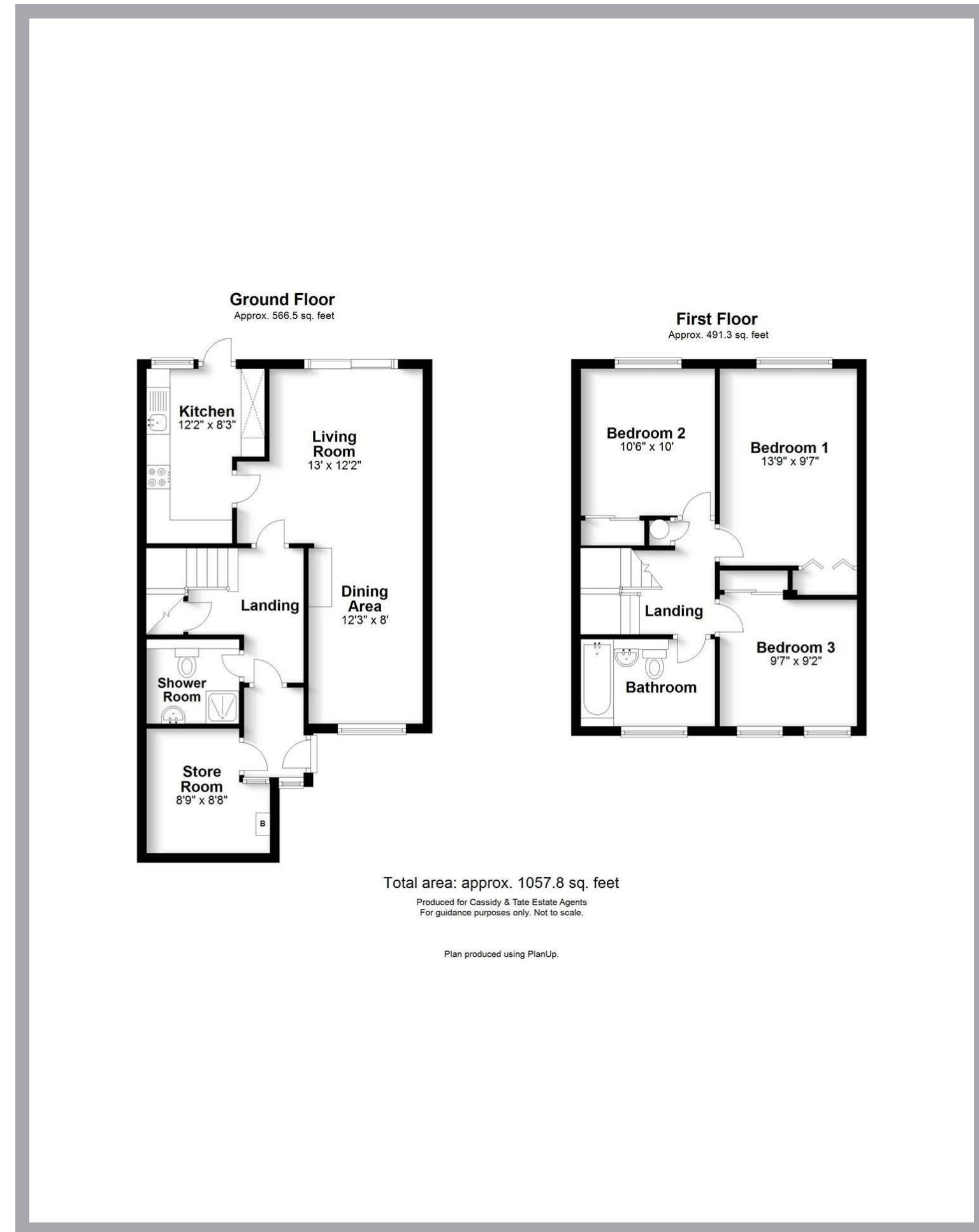
Award Winning Agency

DANIELLS
WELWYN GARDEN CITY
AL7 1QQ



All The Ingredients Needed For A Fabulous Lifestyle

A three modern bedroom home offered for sale with no upper chain enjoying this convenient and popular location in Panshanger. The accommodation consists on the ground floor a large storage area, downstairs cloakroom, lounge/dining area and modern kitchen. On the first floor, there are three good sized bedrooms and family bathroom. Externally, the well tended rear garden is accessed from the kitchen or living area and features an attractive patio area with awning and shed to the rear. Daniels is a popular location close access to parkland walks, Panshanger public golf course, local schools and shops (Morrisons supermarket and Tesco Express). All major road links (A414 Hertford Road, A1(M) motorway) are a short drive away. Town centre shops, including John Lewis, Waitrose and Sainsbury's superstore, and a mainline rail station (London Kings Cross 28 minutes) are a couple of miles away.



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

- Three Bedroom Property
- Council Tax D £2,085.31
- Lounge /Diner
- Convenient Location
- No Upper Chain
- Off Road Parking
- Modern Kitchen
- Scope to extend s.t.p.

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		
		61
		82
England & Wales	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	

