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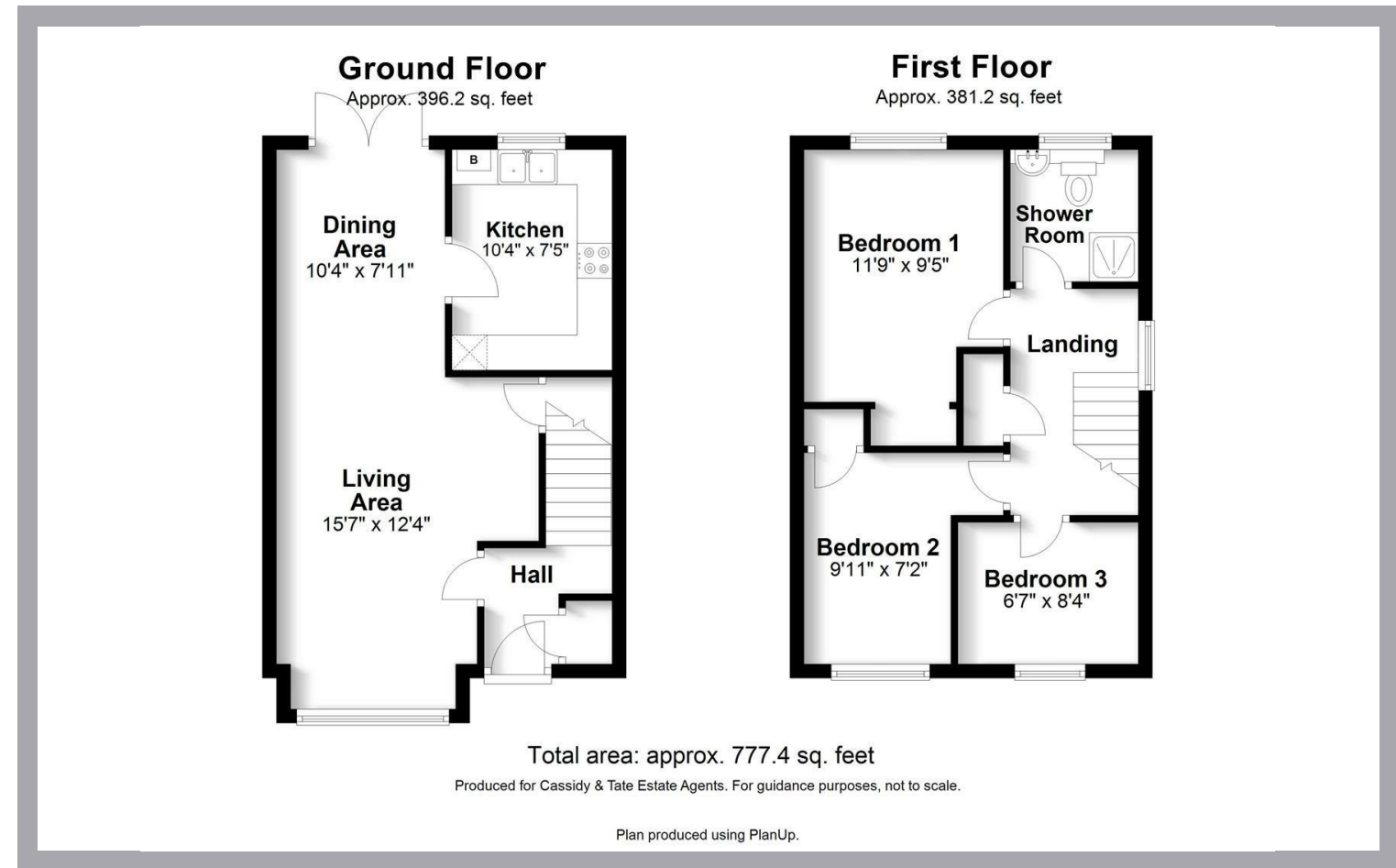
Cassidy  
& Tate  
Your Local Experts



Award Winning Agency

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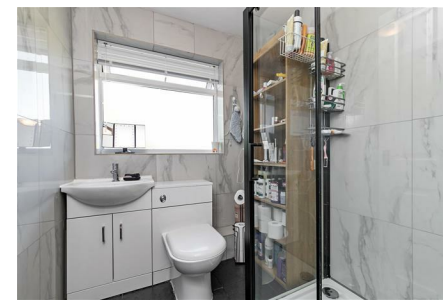




Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.

## All The Ingredients Needed For A Fabulous Lifestyle

This lovely three-bedroom staggered terrace property is tucked away in a quiet cul de sac location in the ever-popular area of Jersey Farm. Benefiting from well-proportioned living spaces, the property enjoys a lounge/diner with doors that open out onto the garden, a modern kitchen, three good-sized bedrooms, and a bathroom suite on the first floor. Outside is an attractive rear garden and conveniently a garage en bloc with parking. Jersey Farm is located to the northeast side of St Albans and benefits from its parade of shops, doctor and dentist surgeries. The city centre's more comprehensive shopping and leisure facilities and the mainline railway station remain only a short car or bus ride away. The property is within easy walking distance of highly-rated local junior and senior schools. Catchments are to be checked according to personal criteria.



## Specialists in Bespoke Properties

- Three Bedrooms
- Lovely Garden
- Cul De Sac
- EPC B
- Staggered Terrace Home
- Garage
- Nearby Shops
- Council Tax Band D

### 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		
<b>England &amp; Wales</b>	87	90
	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		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	