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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

HARPER LODGE FARM

RADLETT
WD7 7HU

£3,950 Per Calendar Month



All The Ingredients Needed For A Fabulous Lifestyle

This five bedroom, four reception room detached family home surrounded by green open spaces will give you the best of both worlds. For those looking to live in a rural setting but want to be able to enjoy the benefits of being close to the town, then this lovely home would be ideal. The property sits on beautiful grounds and offers approximately over 3,100 sq ft of spacious living accommodation arranged over two floors. The property is approached via a gated entrance with a private driveway leading to the house. On the ground floor is an entrance porch, large entrance hall, kitchen/breakfast room, living room, family room, dining room, utility room, wet room and a cloakroom. Upstairs are five bedrooms, one en-suite and the family bathroom. Externally, beautiful well manicured grounds envelope the property. A summerhouse is the perfect haven, and open grazing farmland is a stunning vista. Further benefits include a double garage and parking for numerous cars.



Main area: Approx. 290.4 sq. metres (3125.5 sq. feet)
Plus garage: approx. 82.8 sq. metres (898.8 sq. feet)

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

- Five Double Bedrooms
- Four Reception Rooms
- Over 3,100 sq ft
- Outstanding Grounds
- Three Bathrooms
- Downstairs Cloakroom
- Double Garage & Parking
- One weeks holding fee based on the asking price £911
- Five weeks deposit based on the asking price £4557

| 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 | 43 | 68 |
| 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 | 1 | 1 |
| EU Directive 2002/91/EC | | |

