



## All The Ingredients Needed For A Fabulous Lifestyle

Welcome to Roe Green Close - a charming detached house nestled in a peaceful cul de sac location. This property boasts four reception rooms, offering ample space for entertaining guests or creating your own personal retreats. With four bedrooms and one bathroom, there is plenty of room for the whole family to relax and unwind. One of the standout features of this property is the potential to extend, allowing you to customise and expand the living space to suit your needs. The large driveway provides convenient off-road parking for multiple vehicles, making coming home a breeze. Imagine spending sunny days lounging by your very own swimming pool, creating a resort-like atmosphere in your own backyard. The open plan living accommodation adds a modern touch to the traditional charm of this house, perfect for both cosy nights in and lively gatherings with friends and family. Don't miss out on the opportunity to make this delightful property your new home. Roe Green Close is waiting to welcome you with open arms.

### ROE GREEN CLOSE

HATFIELD  
AL10 9PD

Offers Around £695,000





## Specialists in Bespoke Properties

- Cul-de-Sac Location
- Four Bedrooms
- Off Street Parking
- Potential To Extend
- Detached Home
- Four Reception Rooms
- Swimming Pool
- Landscaped Garden

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		
	63	74
<b>England &amp; Wales</b>	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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





# 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*



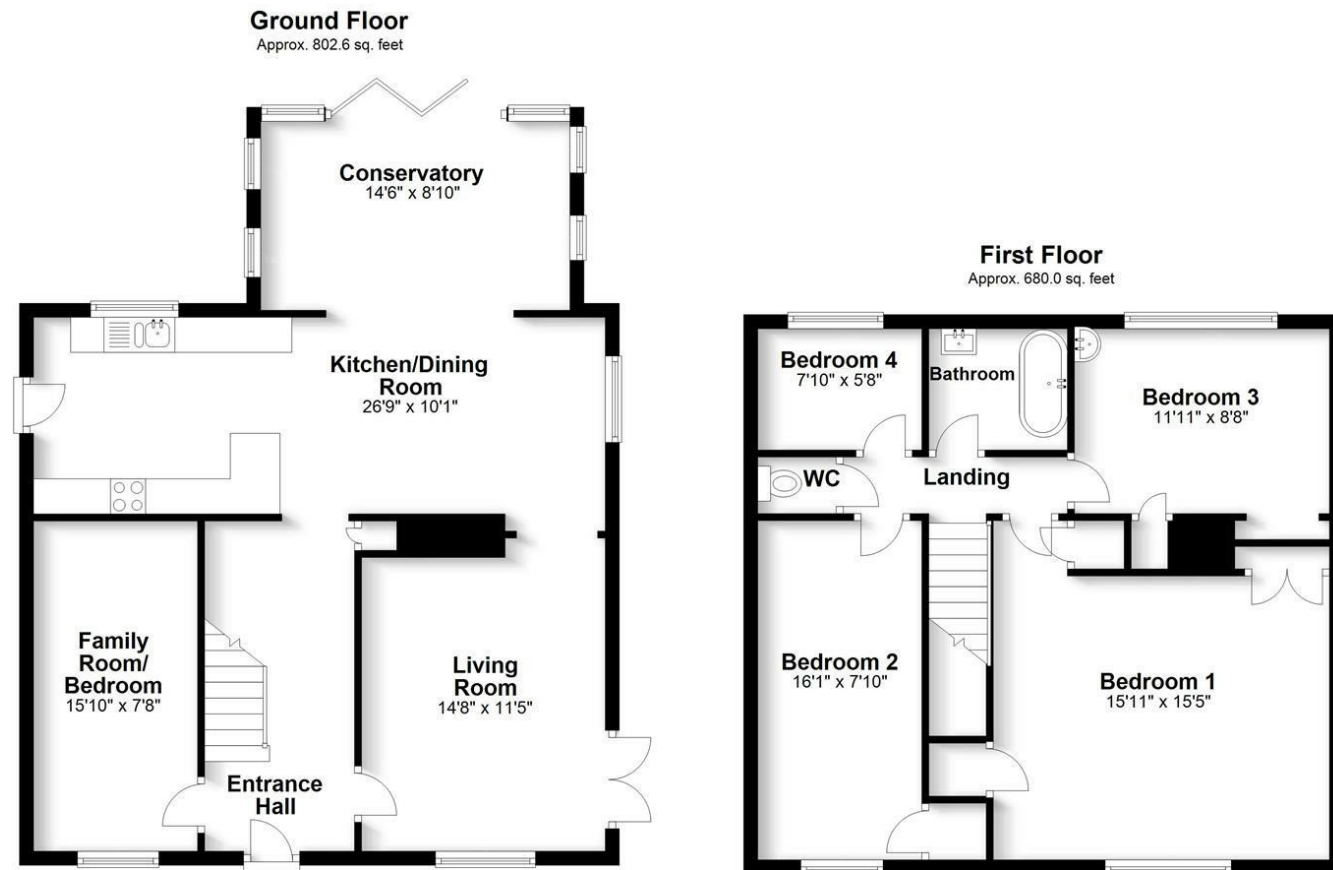
As one of St. Albans leading estate agents we work relentlessly to ensure our valued customers receive the exceptional service they deserve at all times. We epitomise not only professional estate agency knowledge, but a dedication to integrity and responsiveness to every client. The Cassidy & Tate team 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



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Total area: approx. 1482.6 sq. feet  
 Produced for Cassidy & Tate Estate Agents. For guidance purposes, not to scale.

Plan produced using PlanUp.



Award Winning Agency



www.cassidyandtate.co.uk