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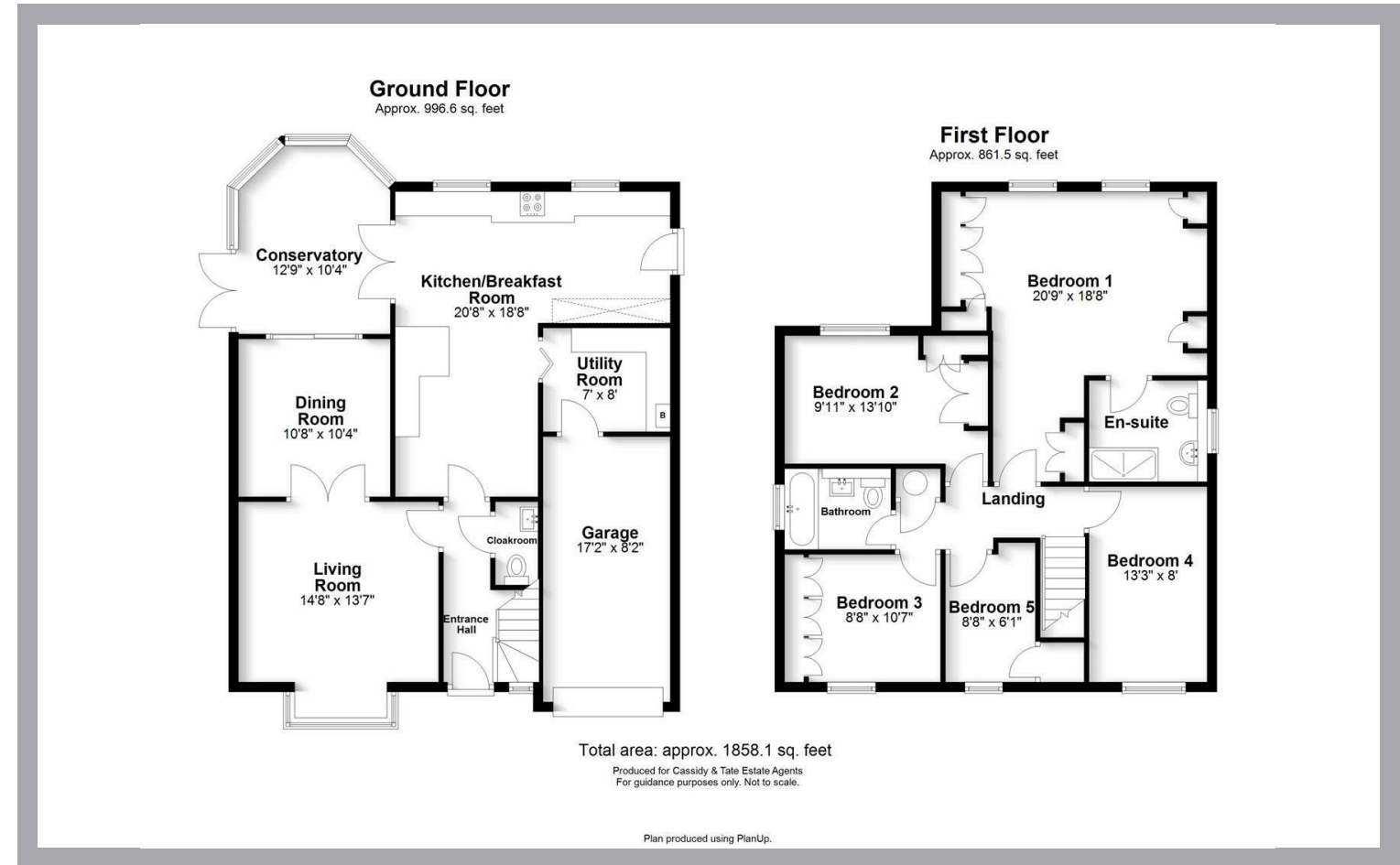


[www.cassidyandtate.co.uk](http://www.cassidyandtate.co.uk)

POLLICOTT CLOSE  
ST. ALBANS  
AL4 9YL

Price Guide £875,000





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

Located in a lovely cul-de-sac location is this five bedroom family home enjoying an enviable location backing onto open fields and conveniently located for excellent schools and good local amenities within Jersey Farm. The property is in need of some updating and has the potential to enlarge or create open plan living if so desired, subject to obtaining the relevant planning consents. Accommodation briefly comprises of an entrance hall, living room, dining room, conservatory, cloakroom and a kitchen/breakfast room on the ground floor. Upstairs are five bedrooms to include a large main bedroom with en-suite facilities and a separate family bathroom. Outside to the rear is a rear garden with stunning open views over farmland. To the front of the property is driveway providing off road parking which in turn leads to the single garage. There is also a side gate leading to the rear. Jersey Farm is a sought after residential area of St. Albans. It has its own parade of shops, doctor and dentist surgeries, a hairdresser and a 'Tesco' express. Sandridge village and Heartwood Forest are also in close proximity for those looking for a more rural retreat.



## Specialists in Bespoke Properties

- Five Bedroom Detached Home
- Cul De Sac Location
- Updating Required
- Council Tax F £3,025 p.a
- Backing Onto Open Fields
- Near Favoured Schooling
- New Boiler
- Garage With Parking

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		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			
England & Wales		EU Directive 2002/91/EC	

