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PORTMAN CLOSE

ST. ALBANS

AL4 9TW

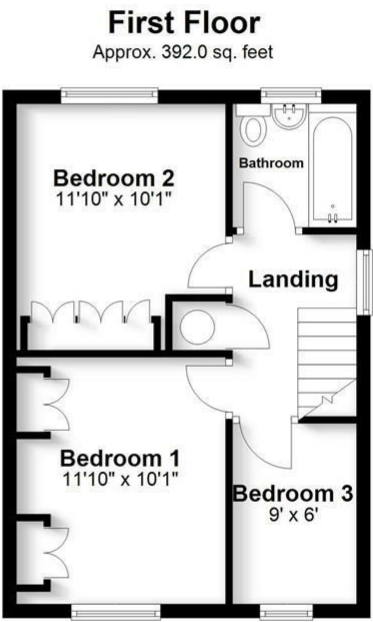
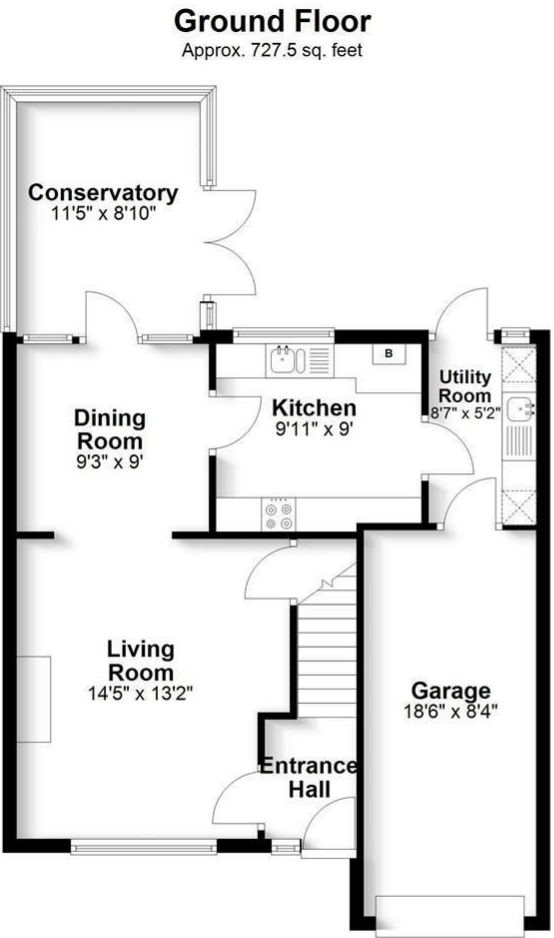
Price Guide £775,000

EPC Rating: D Council Tax Band: F



All The Ingredients Needed For A Fabulous Lifestyle

Portman Close Jersey Farm presents an exceptional opportunity to acquire a charming chain free three-bedroom detached house. Built by the reputable Bovis Homes in the late 1980s, this property boasts a generous living space of 1,119 square feet, making it an ideal family home. Upon entering, you will find three well-proportioned reception rooms, providing ample space for both relaxation and entertaining. The layout is thoughtfully designed to cater to modern living, ensuring that each room flows seamlessly into the next. The property features a well-appointed bathroom, serving the three comfortable bedrooms, which are perfect for family members or guests. One of the standout features of this home is its enviable corner plot, which not only offers a sense of privacy but also presents exciting potential for extension, subject to the necessary planning permissions. This flexibility allows you to tailor the property to your specific needs and preferences. The location is particularly appealing for families, as it is within walking distance to the highly regarded Sandringham School, making the morning school run a breeze. The surrounding area of Jersey Farm is known for its community spirit and green spaces, providing a tranquil environment for both children and adults alike. In summary, this three-bedroom detached house on Portman Close is a rare find, combining a prime location, spacious living areas, and the potential for future development. Whether you are looking to settle down or invest, this property is sure to meet your needs and exceed your expectations.



Total area: approx. 1119.5 sq. feet
Produced for Cassidy & Tate Estate Agents. For guidance purposes, 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

- Located In Jersey Farm
- Detached Bovis Home
- Three Reception Rooms
- Chain Free
- Walking To Sandringham
- Three Bedrooms
- Garage & Parking
- Potential To Extend stpp

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	82

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	

