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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

TYTTENHANGER GREEN  
TYTTENHANGER  
AL4 0RW

Guide Price £650,000

EPC Rating: C Council Tax Band:





# All The Ingredients Needed For A Fabulous Lifestyle

Nestled in the charming hamlet of Tyttenhanger Green, this delightful three-bedroom home offers a perfect blend of period features and modern living. The property offers well appointed accommodation providing ample space for families or those seeking a comfortable home. Upon entering, you are greeted by a welcoming reception room that exudes warmth and character, making it an ideal space for relaxation or entertaining guests. The property boasts three well-proportioned bedrooms, each offering a peaceful retreat for rest and rejuvenation with en suite facilities. The bathroom is conveniently located, ensuring practicality for everyday living. One of the standout features of this property is the generous 120-foot rear garden, which presents a wonderful opportunity for outdoor enjoyment. Whether you envision hosting summer barbecues, cultivating a garden, or simply unwinding in a tranquil setting, this expansive outdoor space is sure to impress. Additionally, the property benefits from off-road parking for two cars, providing convenience and ease for residents and visitors alike. The location in the popular hamlet of Tyttenhanger offers a serene lifestyle while still being within reach of local amenities and transport links.



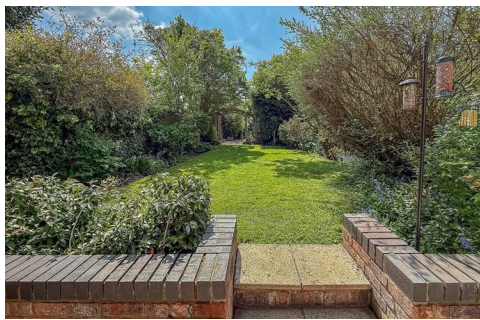
**Total area: approx. 1010.3 sq. feet**  
Produced for Cassidy & Tate Estate Agents. For guidance purposes, not to scale.

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

- Three Bedrooms
- Hamlet Location
- Character Features
- Council Tax E
- 120' Rear Garden
- Parking For 2 Cars
- En Suite
- EPC rating C

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 86        |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         | 69        |
| (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                         |         |           |



