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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

BELSIZE CLOSE
ST. ALBANS
AL4 9YD

£3,500 Per Month

EPC Rating: D Council Tax Band: G



All The Ingredients Needed For A Fabulous Lifestyle

Located in a lovely cul-de-sac location is this four bedroom detached family home, conveniently located near excellent schools and good local amenities within the Jersey Farm area. The accommodation comprises of an entrance hall, cloakroom, kitchen/diner, utility room, dining room, large dual aspect living room, and a further separate family room. Upstairs are four double bedrooms with an en-suite to the primary bedroom, and a further shower room. Outside to the rear is a mature enclosed garden with a recently installed home office. To the front of the property is a lawned area and a large driveway providing off road parking which in turn leads to the double 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.



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

- Close to Outstanding schooling
- Dual aspect Lounge
- Four double Bedrooms
- Double garage
- One weeks holding fee based on the asking price £807.69
- Kitchen/dining room
- Separate dining room
- En suite to the main bedroom
- Home office
- Five weeks deposit based on the asking price £4038.46

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 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	



