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Herts AL4 9RD
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Herts AL4 8BB
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Cassidy & Tate
Your Local Experts





Award Winning Agency

# GARRARD WAY

## WHEATHAMPSTEAD

## AL4 8PE

Guide Price £550,000

EPC Rating: E  Council Tax Band: E

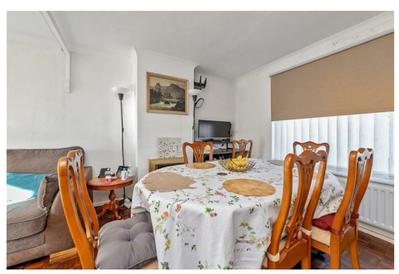


# All The Ingredients Needed For A Fabulous Lifestyle

A good sized three double bedroom semi detached house set on a corner plot within a popular road. The property benefits from good proportions and has scope to further extend. The integral garage could easily be converted into more accommodation (STPP). To the rear is a large south facing rear garden with a tandem garage and further parking. The property is only a short walk from the High street. Wheathampstead is a thriving village with good schooling surrounded by rolling countryside. The High Street has a wide selection of shops including a Tesco Express and a variety of restaurants and coffee shops. The new Katherine Warington secondary school is just over two miles away. The Thameslink railway station is less than three miles away in Harpenden.









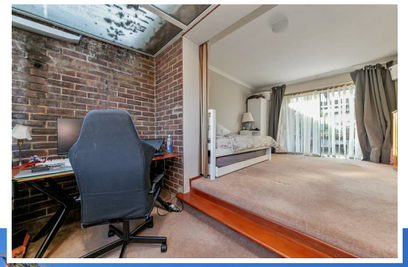



Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.

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# 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



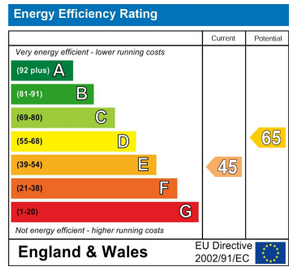







## *Specialists in Bespoke Properties*

- Kitchen
- Utility Area
- Three Double Bedrooms
- Integral Garage
- Living Room
- Family Bathroom
- Off Road Parking
- Double Length Garage




The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK



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