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Cassidy
&Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

IVINGHOE CLOSE
ST ALBANS
AL4 9JR

£2,650 PCM

EPC Rating: D Council Tax Band: E



Cassidy&Tate

All The Ingredients Needed For A Fabulous Lifestyle

Situated in a pleasant cul-de-sac within the popular Jersey Farm area of St Albans, this well-presented four-bedroom family home enjoys a convenient location close to highly regarded schools and excellent local amenities. The accommodation comprises an entrance hall, cloakroom, a fitted kitchen, and a spacious lounge/dining room, providing an ideal space for both everyday family living and entertaining. To the first floor are four bedrooms and a family bathroom. Externally, the property benefits from a private, enclosed rear garden, while the front offers a driveway providing off-street parking for several vehicles and access to the garage. Jersey Farm is a highly sought-after residential area on the outskirts of St Albans, offering a strong sense of community and a range of local conveniences. These include a parade of shops, doctor's and dentist surgeries, a hairdresser, and a Tesco Express. The area is also ideally positioned for access to a selection of outstanding local schools.



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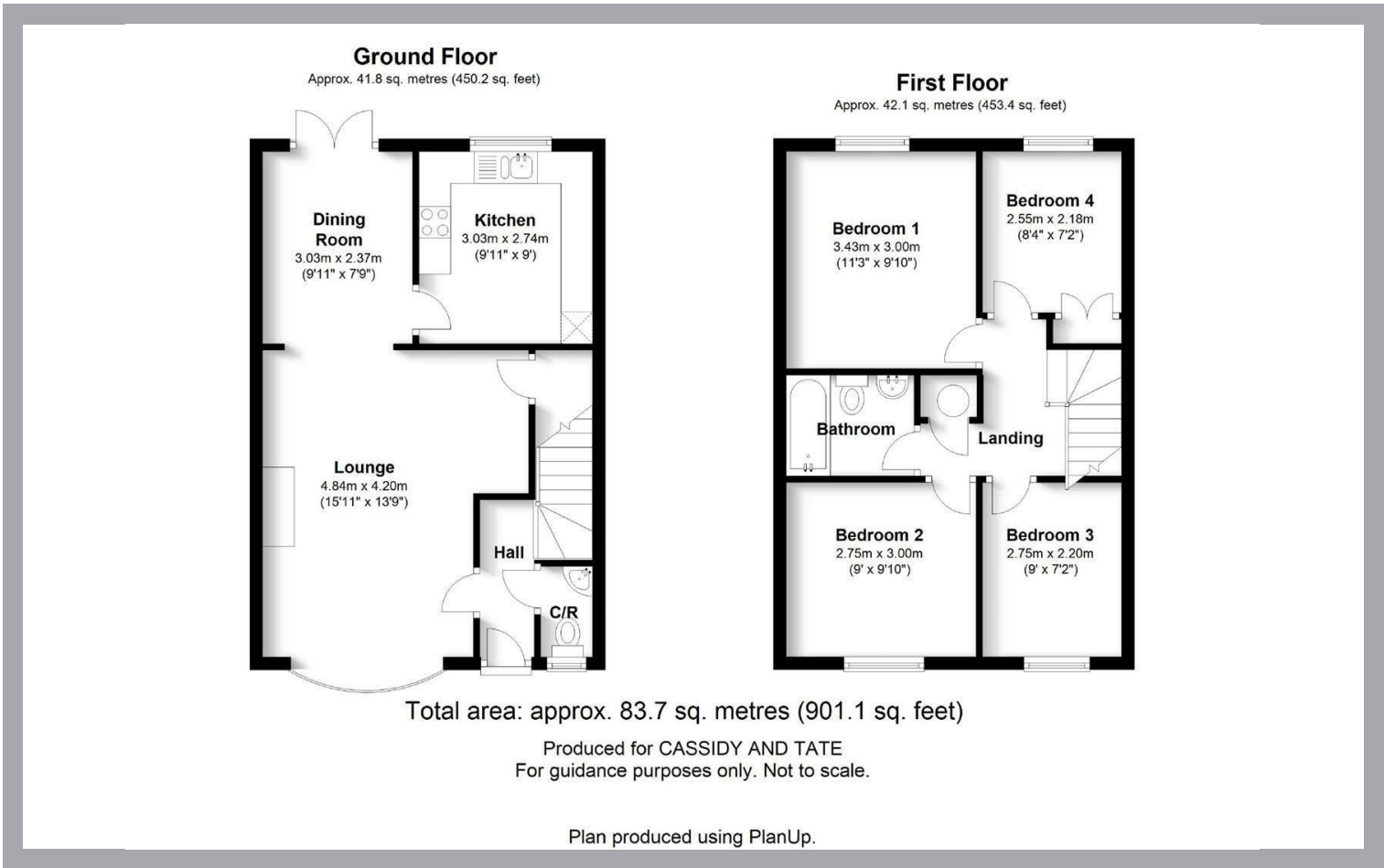
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Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property.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

Specialists in Bespoke Properties

- Family Home
- Open plan lounge dining room
- Private rear garden
- Garage
- One weeks holding fee based on the asking price £611.53
- Four bedrooms
- Family bathroom
- Driveway parking
- Close to outstanding schools
- Five weeks deposit based on the asking price £3057.69

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	56	87
EU Directive 2002/91/EC		

