

St Albans Office
10 High Street, St Albans
Herts AL3 4EL
01727 228428
stalbans@cassidyandtate.co.uk

Marshalswick Office
59 The Quadrant, St Albans,
Herts AL4 9RD
01727 832383
marshalswick@cassidyandtate.co.uk

Wheathampstead Office
39 High Street, Wheathampstead,
Herts AL4 8BB
01582 831200
wheathampstead@cassidyandtate.co.uk

Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

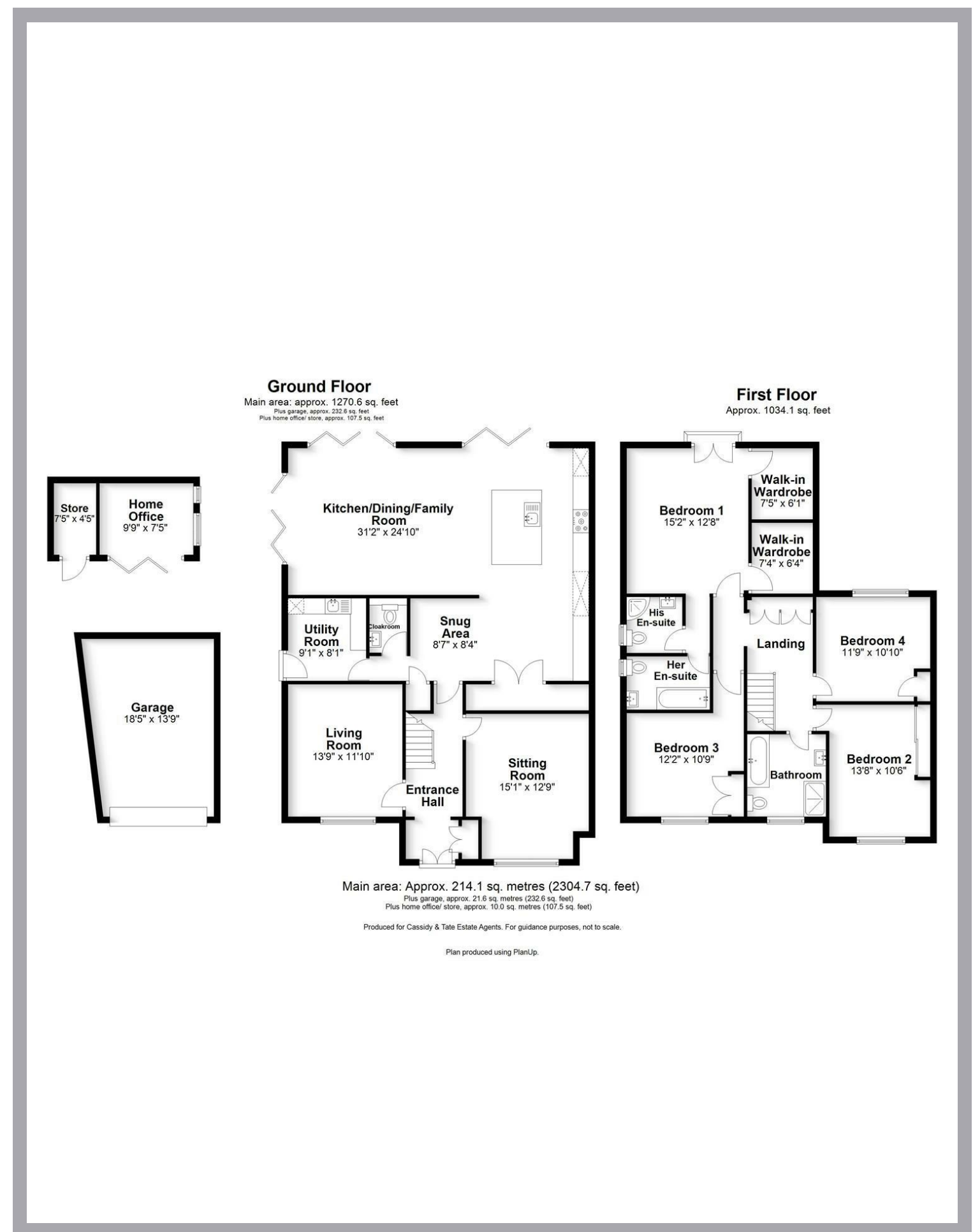
ELLENBROOK CRECENT

ELLENBROOK

AL10 9RP

Guide Price £1,175,000

EPC Rating: C Council Tax Band: E



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.





All The Ingredients Needed For A Fabulous Lifestyle

Positioned on the prestigious Ellenbrook Crescent, this exceptional chain free semi-detached residence has been masterfully refurbished and extended in 2024 to an uncompromising standard. Showcasing a flawless fusion of contemporary sophistication and timeless elegance, this is a home designed to impress at every turn. Boasting four beautifully proportioned double bedrooms, the property offers refined comfort for modern family living. The principal suite is a true sanctuary — an indulgent retreat complete with separate his and hers en-suite bathrooms and perfectly appointed dual dressing rooms, creating a boutique-hotel experience within your own home. At the heart of the property lies a breathtaking open-plan kitchen and entertaining space. Flooded with natural light, bi-folding doors stretch across the rear and side elevations, effortlessly dissolving the boundary between indoors and out. The result is a spectacular setting for hosting dining, and relaxed everyday living, with seamless views of the exquisitely landscaped gardens. Three elegant reception rooms provide versatile spaces for formal entertaining, intimate gatherings, or quiet relaxation. Every detail has been carefully considered to balance luxury with functionality. Externally, the home continues to excel. A generous private driveway offers ample off-street parking, complemented by a detached garage for added convenience. The landscaped garden is a serene oasis, complete with a stylish garden office — ideal for remote working, creative pursuits, or a peaceful escape from the main house. Rarely does a home of this calibre come to market on Ellenbrook Crescent. Impeccably finished and thoughtfully designed, this outstanding residence offers an elevated lifestyle defined by space, light, and understated luxury. *Please note that this property is owned by a member of staff of the estate agency marketing the property. In accordance with the Estate Agents Act, 1979, this interest is hereby disclosed*



Perfect Fusion of Location And Way of Living

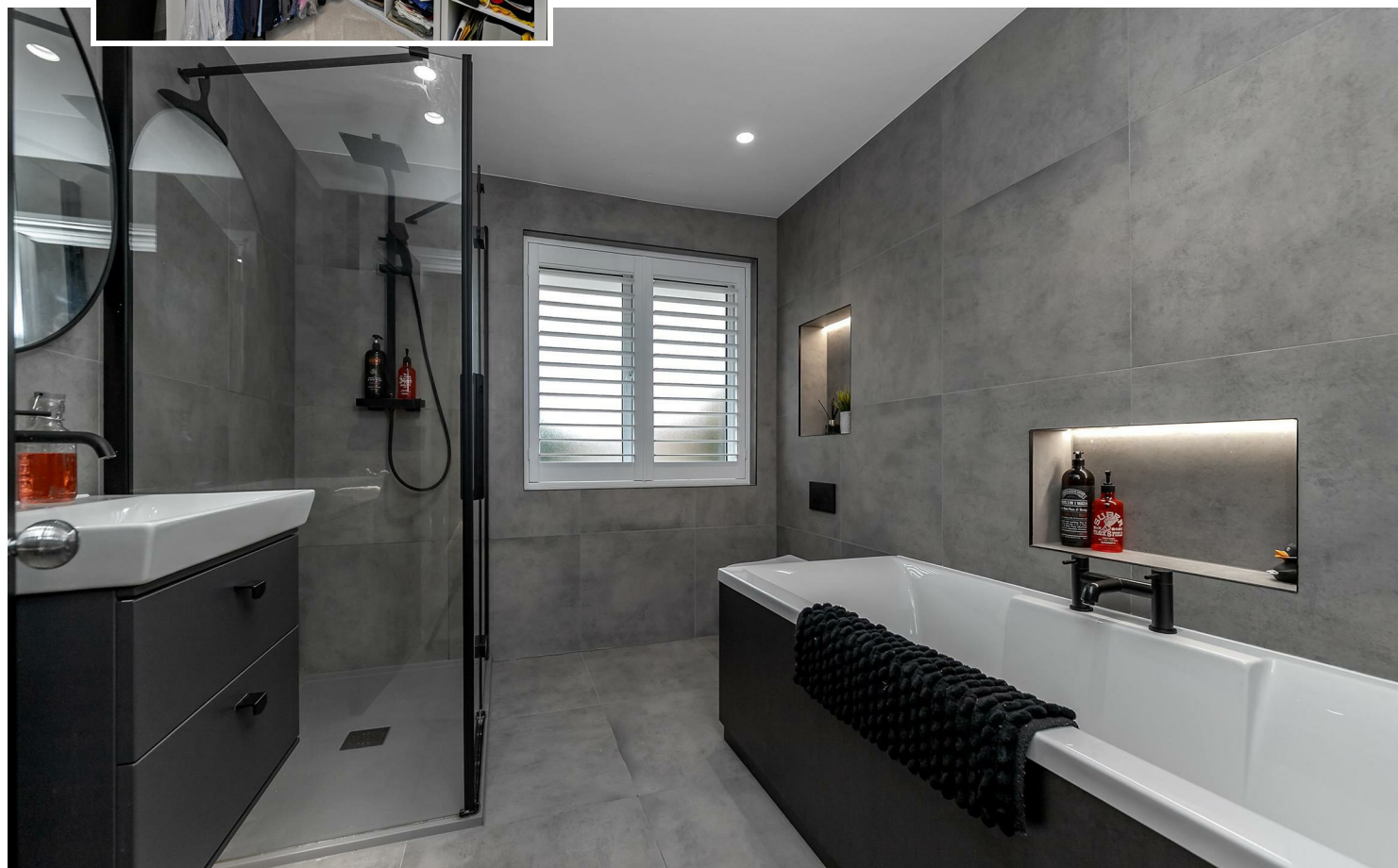
Why Cassidy & Tate

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

- Chain Free
- Four Double Bedrooms
- Luxury Garden Home Office
- Over 2,300 Square Feet
- Impeccable Standard Throughout
- Fully Refurbished Throughout
- Detached Garage & Parking
- Three bathrooms & Private Dressing Rooms
- Three Reception Rooms
- Semi Rural Location

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		87
(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	



