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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



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SELWYN CRESCENT  
ELLENBROOK  
AL10 9NN

Price Guide £775,000

EPC Rating: Council Tax Band:



# All The Ingredients Needed For A Fabulous Lifestyle

Situated in the sought-after village setting of Selwyn Crescent, Ellenbrook, this charming semi-detached home beautifully combines period character with modern family living. Dating from the 1930s–1950s, the property offers a warm and welcoming atmosphere throughout. Boasting four generously sized bedrooms, the home provides ample space for growing families or visiting guests. The front living room offers a cosy retreat, while the well-designed kitchen/diner creates a versatile hub—perfect for both everyday living and entertaining. The accommodation is thoughtfully arranged across split levels, featuring a stylish dressing room leading to the principal bedrooms, alongside two bathrooms to comfortably serve busy households. Further enhancing its appeal, the property offers excellent potential to convert the garage (subject to the necessary planning permissions), presenting an opportunity to create additional living space tailored to your needs. Set within a picturesque and friendly community, the location enjoys a peaceful village feel while remaining conveniently close to local amenities and transport links. This is a fantastic opportunity to acquire a spacious and characterful family home in a highly desirable area—early viewing is highly recommended.



**Total area: approx. 1575.5 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

- Large Semi Detached House
- Two Bathrooms
- Large Family Garden
- Extended & Refurbished
- Four Bedrooms
- Over Three Levels
- Garage & Parking
- Semi Rural Location

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |



