

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



SELWYN CRESCENT
ELLENBROOK
AL10 9NN

Price Guide £750,000

EPC Rating: C Council Tax Band:



All The Ingredients Needed For A Fabulous Lifestyle

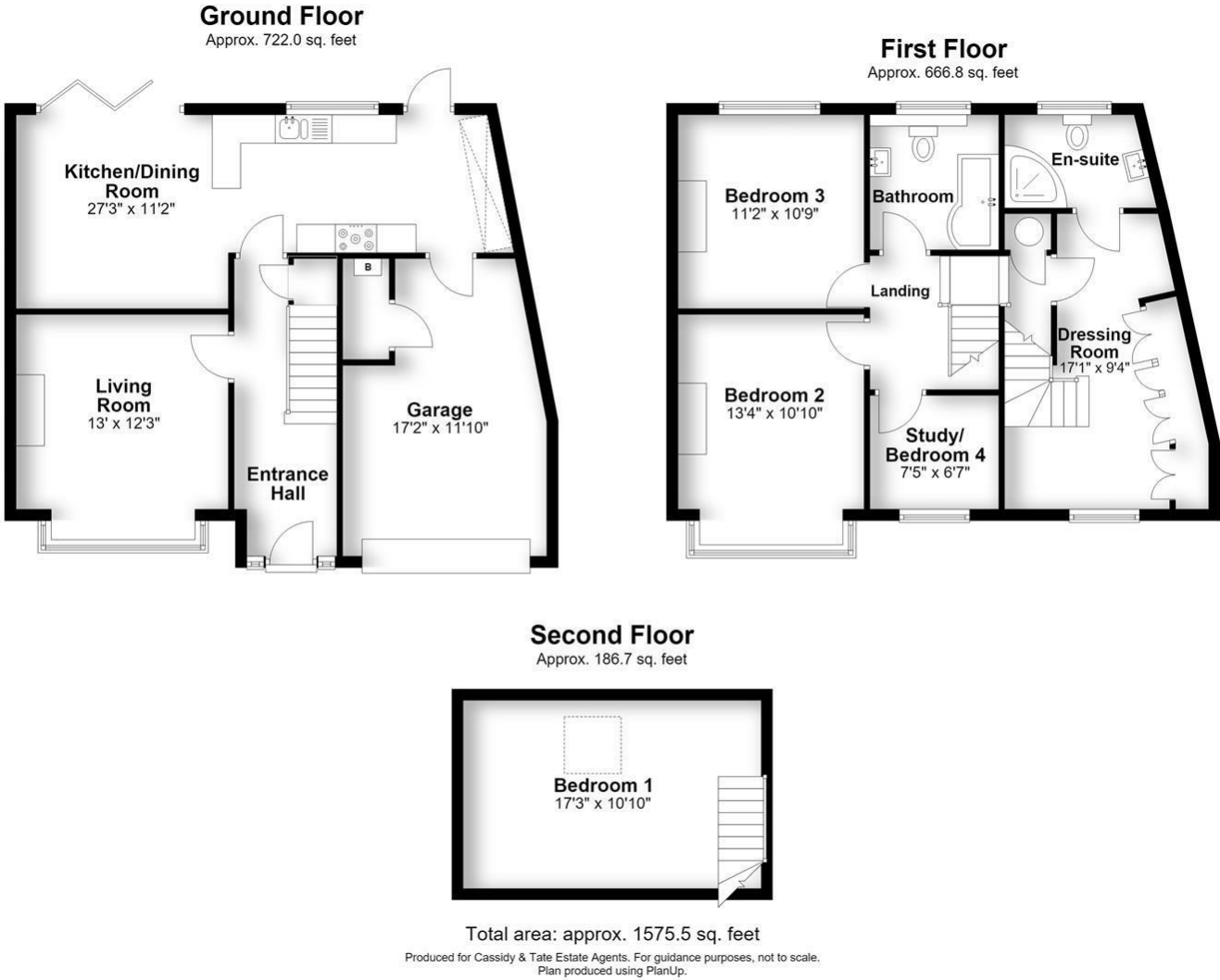
Occupying a desirable position within the sought-after village setting of Selwyn Crescent, Ellenbrook, this beautifully presented four bedroom semi-detached residence offers an impressive combination of period character, generous proportions and refined modern family living. The property has a wonderful sense of warmth and individuality, with thoughtfully arranged accommodation extending across split levels to create a home that feels both spacious and distinctive. Character features are complemented by stylish contemporary finishes, resulting in an elegant yet highly practical interior perfectly suited to modern family life.

At the front of the house, the inviting living room provides a more intimate setting in which to relax and unwind, while the impressive kitchen/dining space forms the social heart of the home. Designed equally for everyday family life and entertaining, it provides a superb environment for everything from informal dining to evenings with friends and family.

The bedroom accommodation is particularly generous, comprising four well proportioned bedrooms together with two bathrooms. A stylish dressing room adds another touch of luxury and enhances the principal bedroom accommodation, creating a more private and considered space.

There is also exciting potential to further enhance the property through the conversion of the existing garage, subject to the necessary consents. This offers future owners the opportunity to create additional accommodation tailored to their individual requirements, whether as a home office, family room, gym or further reception space.

Selwyn Crescent itself enjoys an attractive village atmosphere, providing a peaceful residential setting while remaining well placed for local amenities, excellent transport con



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) 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		
EU Directive 2002/91/EC	70	75
England & Wales		



