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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

NORTH RIDING  
HERTFORDSHIRE  
AL2 3LH

Price Guide £850,000

EPC Rating: C Council Tax Band: F

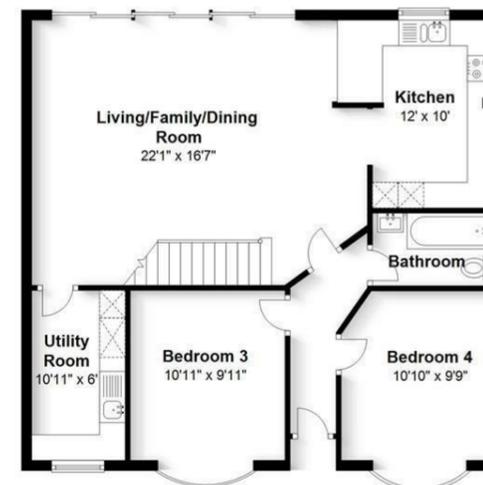


## All The Ingredients Needed For A Fabulous Lifestyle

This beautifully presented four bedroom detached family home of well proportioned living accommodation was totally renovated in 2014 and is located in the popular area of Bricket Wood. On the ground floor, the property boasts an open plan kitchen and living areas, a utility room, two double bedrooms and a family bathroom. On the second floor are two good sized bedrooms and a shower room. The focal point of this home is the superb open plan living/dining/kitchen room where the family can come together after a long busy day. Bi-folding doors in the living area create a seamless flow from inside to out and allow for natural light to pour through. The kitchen/breakfast area is fitted with modern hi-gloss wall and base units and contrasting worktop surfaces, complemented by integrated appliances. The downstairs bathroom services two of the bedrooms on the ground floor which are doubles and both have bay windows. The two remaining bedrooms have the use of a shower room. The rear garden complements the property further. A lovely private rear garden is enclosed by timber boundary fencing with a variety of shrubs and plants and a useful outhouse/storage building. To the front of the property is a gravelled driveway providing off-road parking for several cars. Sophisticated Hik-Vision CCTV which can be monitored through an APP. Bricket Wood is a lovely Village offering its own local shopping, post office, medical and dental clinics, and transport facilities. Rail link to Watford Junction for trains to London and the North. M1 junction 6, M25 junction 21A are both less than a mile away. East access to the City of St Albans with its shops and historic Abbey. Offered for sale chain free.



**Ground Floor**  
Approx. 843.3 sq. feet



**First Floor**  
Approx. 554.1 sq. feet



Total area: approx. 1397.4 sq. feet

Produced for CASSIDY AND TATE  
For guidance purposes only. 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

- Open Plan Living/Dining Room
- Gigabit Internet – Direct Fiber
- Driveway Parking
- Modern Alarm & Serviced Boiler
- Data Sockets To All Rooms
- Recent Extensive Tree-Work
- Stunning Rear Garden
- Power and Data To Outbuilding
- Chain Free

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			
		72	82
England & Wales		EU Directive 2002/91/EC	



