



**Cassidy
& Tate**
Your Local Experts

Southfield Way, St Albans, Hertfordshire, AL4 9JJ
£1,950

An extended four/five bedroom semi-detached family home situated in a pleasant cul-de-sac location within the popular residential development of Jersey Farm. A deceptively spacious property suitable for the growing family and its busy lifestyles. On the ground floor living accommodation includes an entrance hall, kitchen to the front of the property, study/bedroom to the front with wet room style en-suite which makes this a versatile room that could be used as either a home office or as a fifth bedroom, a well balanced lounge/dining room and a lovely sun filled conservatory. Upstairs are four good sized bedrooms and a family bathroom. Outside is a low maintenance rear garden which is enclosed by timber boundary fencing, and enjoys a patio area and timber built shed. A shingled driveway to the front of the property allows for off road parking. Southfield Way is ideally positioned within the catchment of highly regarded schools and for excellent local amenities including a Tesco' metro, hairdressers, eateries and a doctor and dentist surgeries. St. Albans city centre with its extensive range of shopping and leisure facilities remains only a short distance away. The property is available from the end of September 2018 and is offered on either a furnished or unfurnished basis.



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Introduction

Accommodation comprises: Entrance Hall, Shower Room, Study/Fifth Bedroom, Kitchen, Lounge/Diner, Conservatory, Four Bedrooms, Bathroom, Rear Garden, Off Street Parking





Ground Floor Accommodation

Porch

Frosted double glazed inside porch door leading to entrance hall.

Entrance Hall

Parquet floor with doors to kitchen, study, lounge/diner. Stairs rising to first floor.

Kitchen

Parquet flooring. Range of wall and base units. Roll top laminate work surfaces. Double glazed window to front. Stainless steel sink with drain off area. Gas hob. Integrated electric oven and microwave. Extractor fan. Tiled Splashbacks.

Lounge/Diner

Parquet flooring. Double glazed window to side. Double glazed window to rear. Double glazed sliding door to conservatory.

Conservatory

Laminate flooring. Timber built conservatory with doors leading to rear garden.

Study/Fifth Bedroom

Window to front with inner glazing.

Shower Room

Tiled floors and walls. Frosted double glazed window to side. Low level W.C. Ceramic sink. Shower Cubicle.

First Floor Accommodation

Landing

Stairs from Hallway.

Master Bedroom

Double glazed window to rear. Built-in wardrobes.

Bedroom Two

Double glazed window to rear. Built-in wardrobes.

Bedroom Three

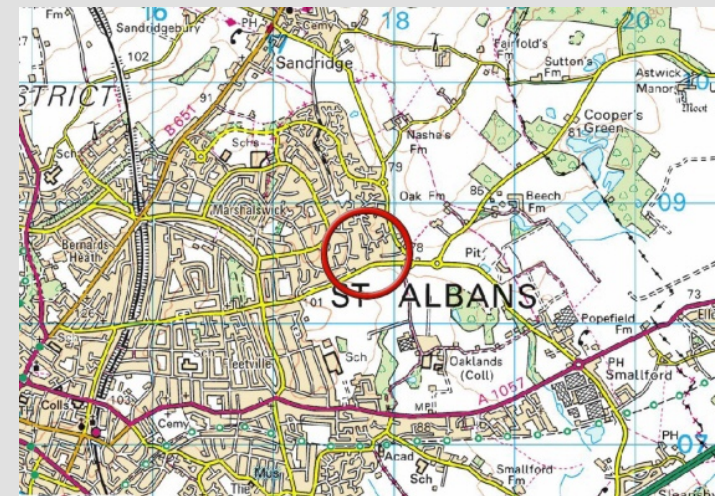
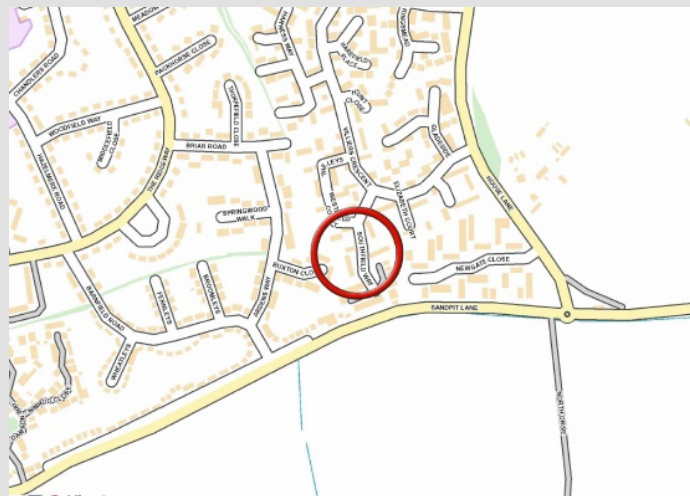
Double glazed window to rear. Built-in wardrobes.

Bedroom Four

Double glazed window to rear. Built-in wardrobes.

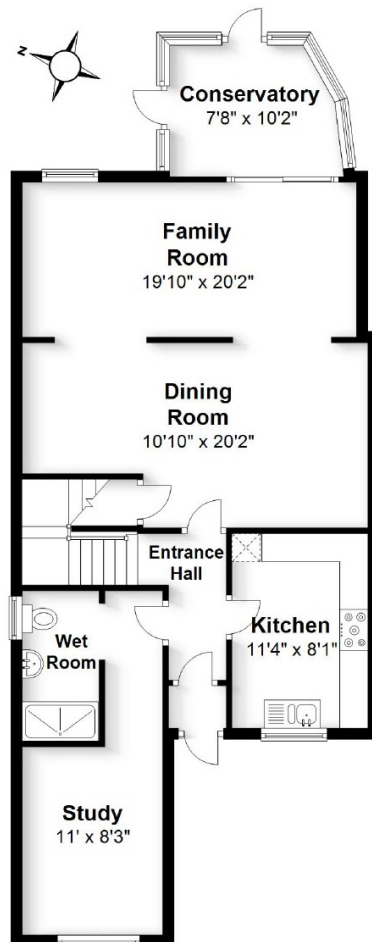
WC

Frosted double glazed window to front. Tiled floor. Low level WC



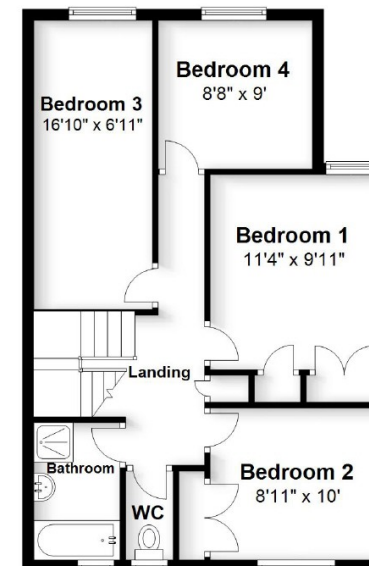
Ground Floor

Approx. 813.1 sq. feet



First Floor

Approx. 600.2 sq. feet



Total area: approx. 1413.3 sq. feet

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For guidance purposes only. Not to scale.

Bathroom

Suite Comprises: Shower Cubicle. Enclosed Bath. Ceramic Sink. Tiled floor and Walls. Frosted double glazed window to front. .

Exterior

Front

Shingle driveway with parking for Three to Four cars.

Rear Garden

Enclosed by timber panelled fence. Block paved patio. Timber built shed.

Why Cassidy & Tate

At Cassidy & Tate we pride ourselves on delivering a simple, straight forward and fully transparent service which is delivered by all personnel with the utmost professionalism and a supreme level of customer assistance. We provide an extensive range of services to facilitate all aspects of buying and selling such as independent mortgage advice and legal advice. We are very much a business with personal service at heart and understand how best to support our clients throughout the process. Maintaining a high calibre of

personnel is a core value of Cassidy & Tate. Boasting a combined level of experience within Hertfordshire and London spanning over 50 years, we can provide specialist advice in all aspects of Residential Sales and Lettings, Commercial, New Home and Land sales. The key to our success is extensive local knowledge combined with the fusion of both, traditional estate agency and cutting edge techniques. We operate from ultra modern offices and use the latest technology to assist us, including social media. Professional photography and floor plans are used as standard to produce an unrivalled property prospectus as we passionately believe first impressions speak volumes.

Disclaimer

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.

Council Tax Rating

St Albans District Council

Council Tax Band

E

Council Tax Charge

£1801



