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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

LAWRANCE ROAD  
ST ALBANS  
AL3 6ED

Guide Price £550,000

EPC Rating: G Council Tax Band: D

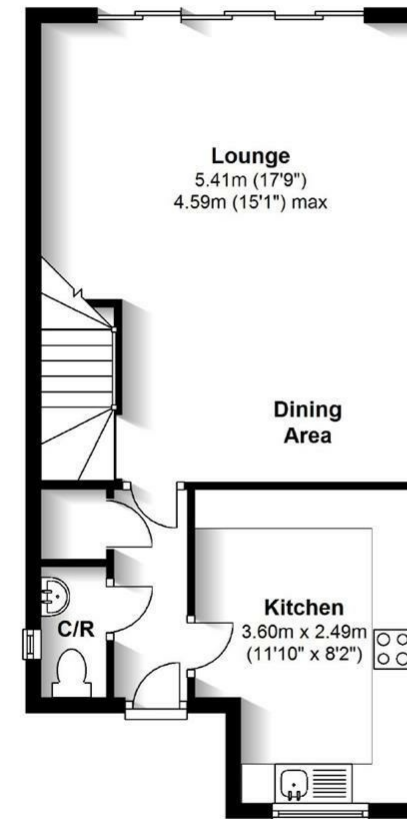


## All The Ingredients Needed For A Fabulous Lifestyle

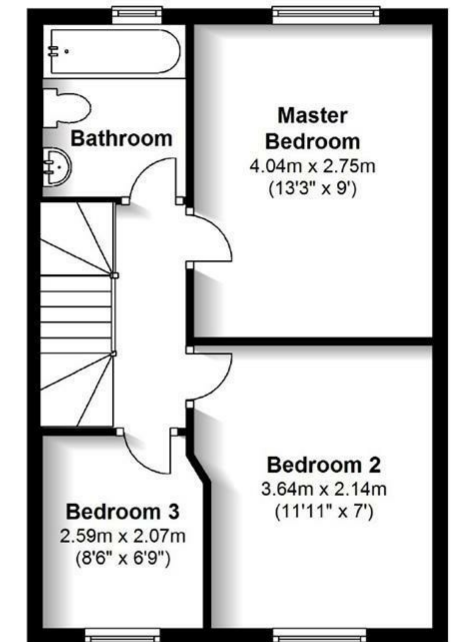
Stunning and luxurious describes this modern three bedroom detached family home built approximately three years ago. Excellent craftsmanship throughout plus a natural décor, effortlessly blends creating a home of style and elegance. Light and bright, and with living spaces warmed by under floor heating, this property is designed for the ultimate in relaxation and entertaining. A stunning and spacious open plan lounge/dining room takes precedence on the ground floor with bi-folding doors that allows you to spill out to the rear garden. An impressive fitted kitchen complete with integrated Neff appliances and oak wood work top surfaces, and a beautiful cloakroom completes the downstairs. On the first floor are two double bedrooms, a further bedroom and a luxurious family bathroom. Externally, the property is complemented by an attractive rear garden and to the front a brick paved driveway. Lawrance Road is situated in a pleasant cul de sac location within the catchment of highly acclaimed schools, close to open parkland and Batchwood Golf course. The extensive shopping and leisure facilities of the city centre remain a short distance away.



**Ground Floor**  
Approx. 43.2 sq. metres (464.5 sq. feet)



**First Floor**  
Approx. 39.7 sq. metres (427.9 sq. feet)

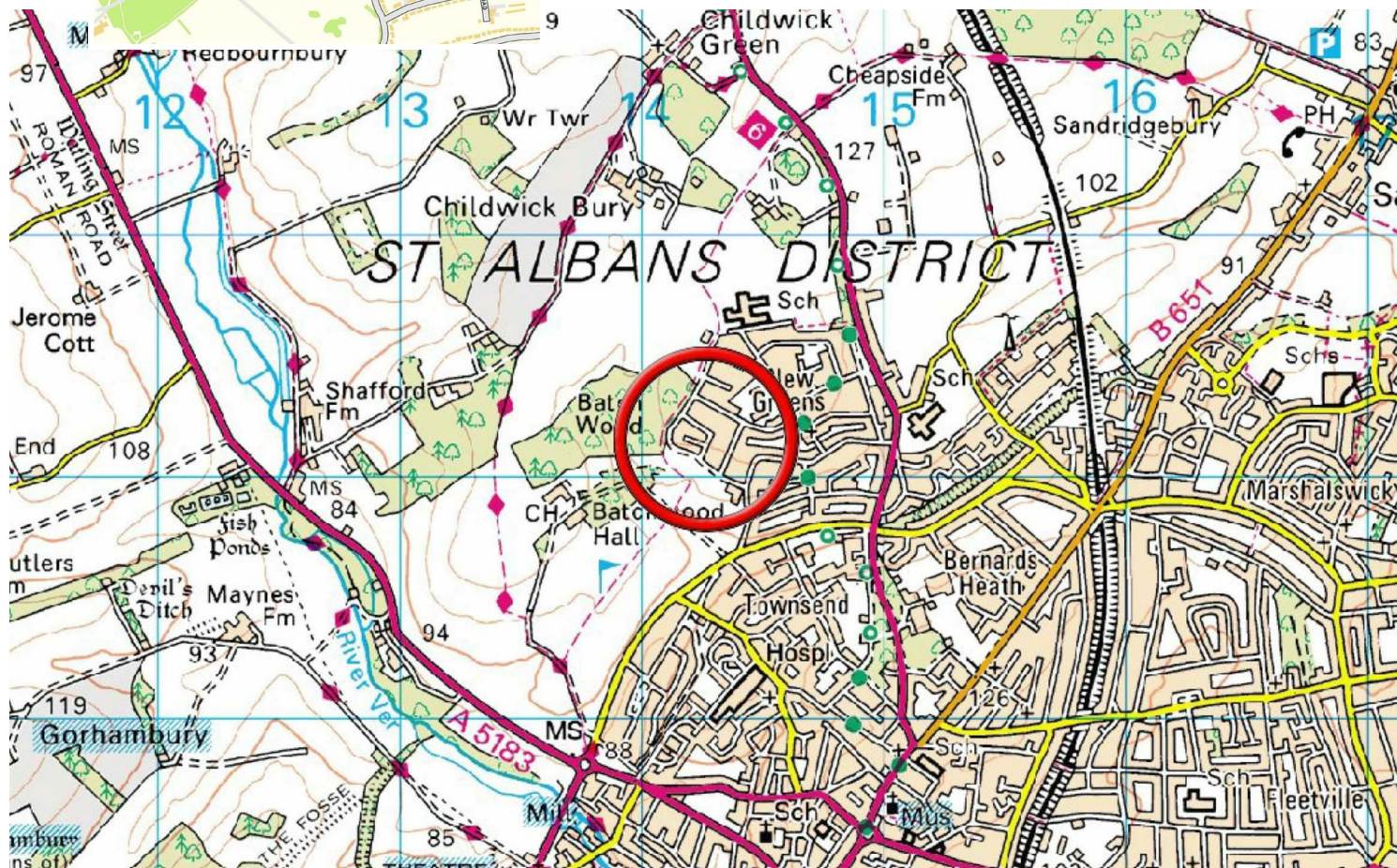


**Total area: approx. 82.9 sq. metres (892.4 sq. feet)**

Sketch layout only. This plan is not drawn to scale and is for identification purposes only.  
Plan produced using The Mobile Agent.

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



Cassidy&Tate

## Specialists in Bespoke Properties

- Modern Detached House
- Three Bedrooms
- Luxury Bathroom
- Lounge/Dining Room
- Bi-Folding Doors To Garden
- Downstairs WC
- Under Floor Heating
- Off Street Parking

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		
<b>England &amp; Wales</b>	<b>1</b>	<b>1</b>

EU Directive 2002/91/EC





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