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Cassidy & Tate
Your Local Experts

Award Winning Agency

www.cassidyandtate.co.uk

TIPPENDELL LANE

ST ALBANS

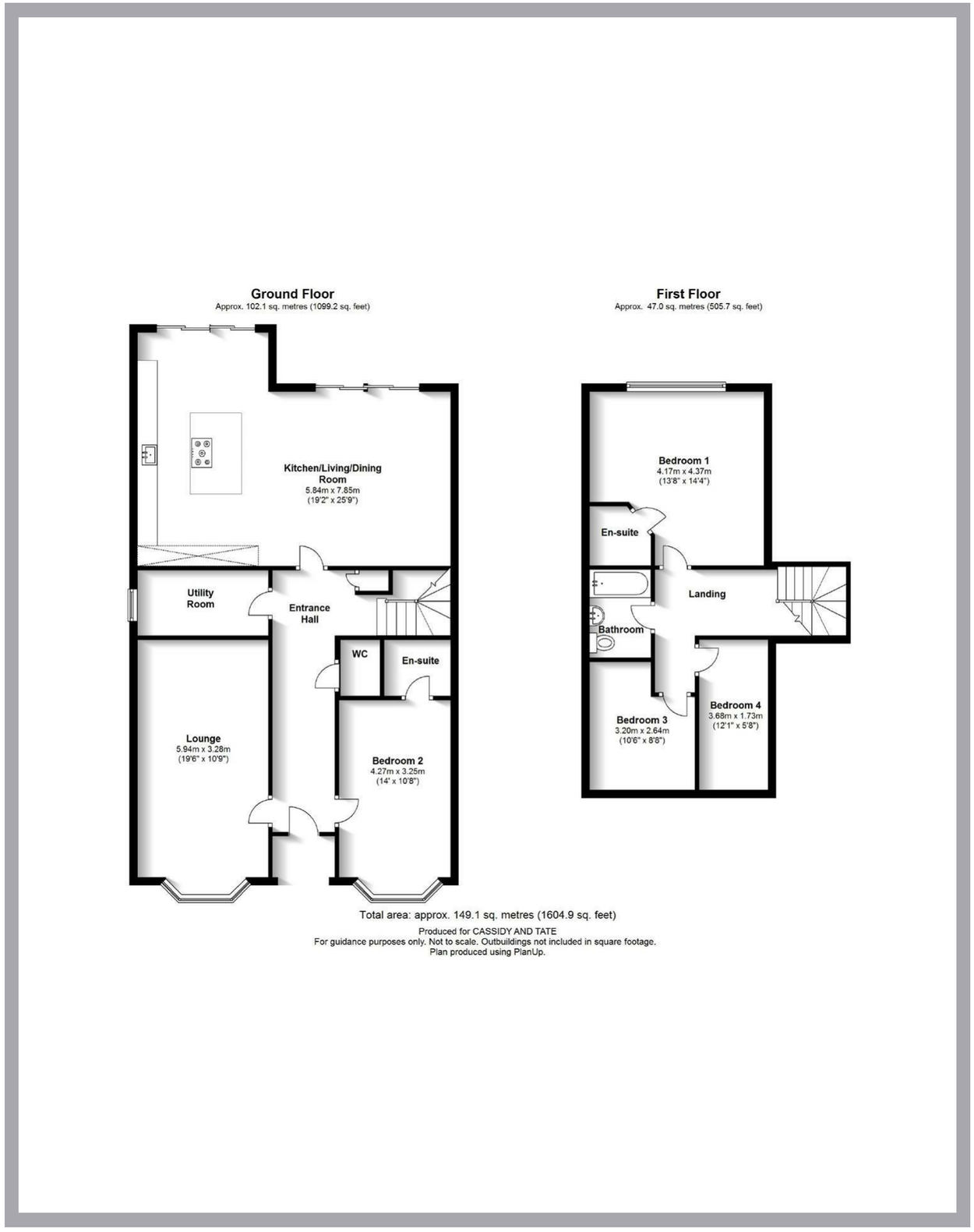
AL2 2HD

Guide Price £799,950

EPC Rating: G Council Tax Band: E

All The Ingredients Needed For A Fabulous Lifestyle

Generous interior proportions, chic modern finishes and immaculate presentation is immediately apparent throughout this deceptively spacious, four bedroom detached family home. Ultra modern and designed to provide a high quality two level home with sophisticated use of state of the art luxury such as multi-room TV/Audio, under floor heating and energy efficient LED mood lighting, this luxurious home will not disappoint. At the heart of the home is a fabulous open plan kitchen/living/dining room that provides the perfect entertaining space. To the front of the property is a 19ft lounge with bay window which allows for separate living. Also to the ground floor is bedroom two plus en-suite, WC and utility room. On the first floor is bedroom one complete with en-suite, two additional bedrooms and the family bathroom. Bi-folding doors from the kitchen/living room open out on to the part decked garden, ideal for 'al fresco' dining. The property enjoys a large rear garden and also benefits from a substantial driveway for several cars, plus a security alarm.



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.

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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.

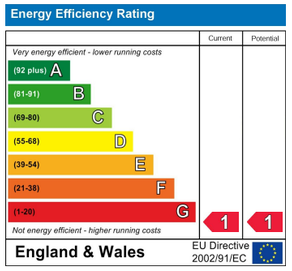
We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or 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

- Detached Property
- Four Bedrooms
- Kitchen/Living/Dining Room
- Landscaped Rear Garden
- Fully Refurbished
- Three Bath/Shower Room
- Utility & Cloakroom
- Chain Free



The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

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