

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](http://www.cassidyandtate.co.uk)

LINDEN CRESCENT  
ST. ALBANS  
AL1 5DD

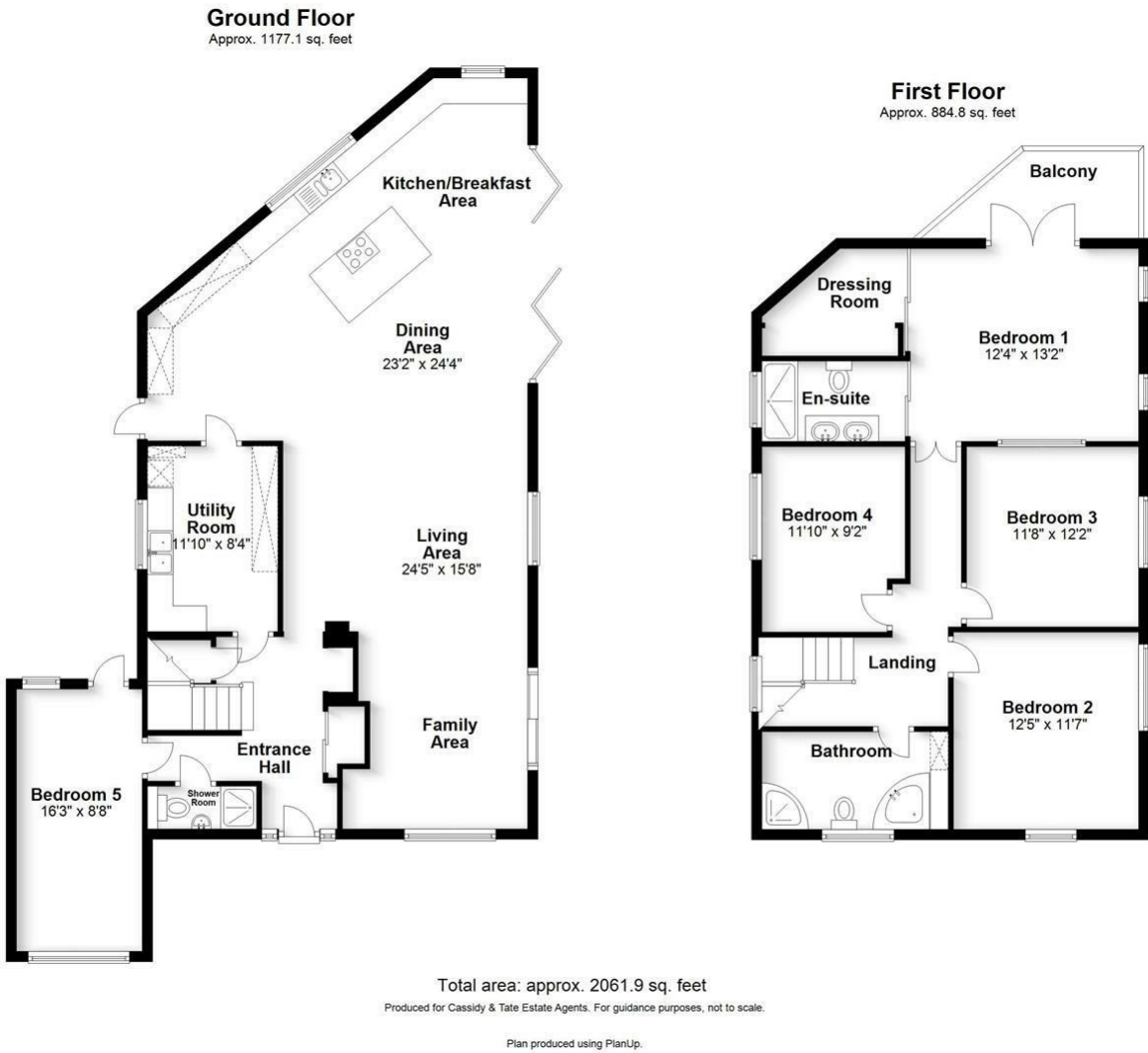
Guide Price £1,250,000

EPC Rating: C Council Tax Band: E



# All The Ingredients Needed For A Fabulous Lifestyle

Positioned in the desirable Linden Crescent, St. Albans, this stunning chain free detached house offers an exceptional living experience. Spanning an impressive 2,061 square feet, the property boasts five generously sized double bedrooms, making it ideal for families or those who appreciate ample space. The location is particularly appealing, within minutes to Oakwood & Beaumont School, enhancing the community feel of the area. Upon entering, you are greeted by a welcoming atmosphere. The heart of the home is the open plan living kitchen dining room, which creates a seamless flow between cooking, dining, and socialising, perfect for modern family life. The property features three contemporary bathrooms, ensuring convenience for all residents and guests. Additionally, the large plot offers a private garden that backs onto picturesque parkland, providing a tranquil setting for outdoor activities and relaxation. Parking is a breeze with space for several vehicles, making it practical for families or those with multiple cars. This chain-free property presents a rare opportunity to acquire a spacious family home in a sought-after location. With its modern design and proximity to local amenities, this large detached house is not to be missed. Embrace the chance to make this exceptional property your new home.



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



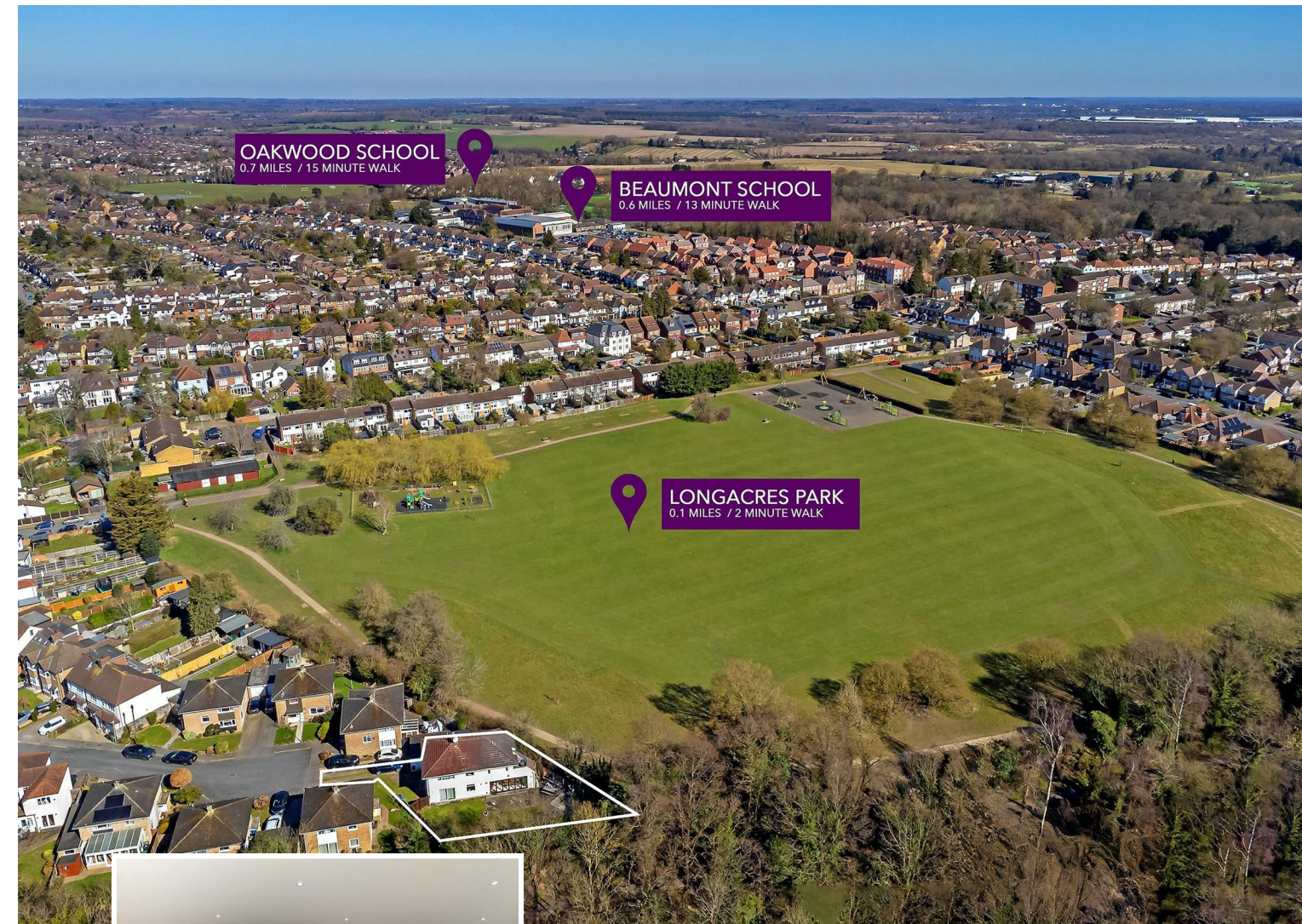
## Why Cassidy & Tate

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

- Five Double Bedrooms
- Three Bathrooms
- Chain Free
- Semi Rural Parkland
- Walk to Beaumont School
- Large Detached House
- Cul-De-Sac Location
- Large Garden

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		
EU Directive 2002/91/EC		
England & Wales		

Free Online Valuation



