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Cassidy
& Tate
Your Local Experts



Award Winning Agency



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LYNDON MEAD
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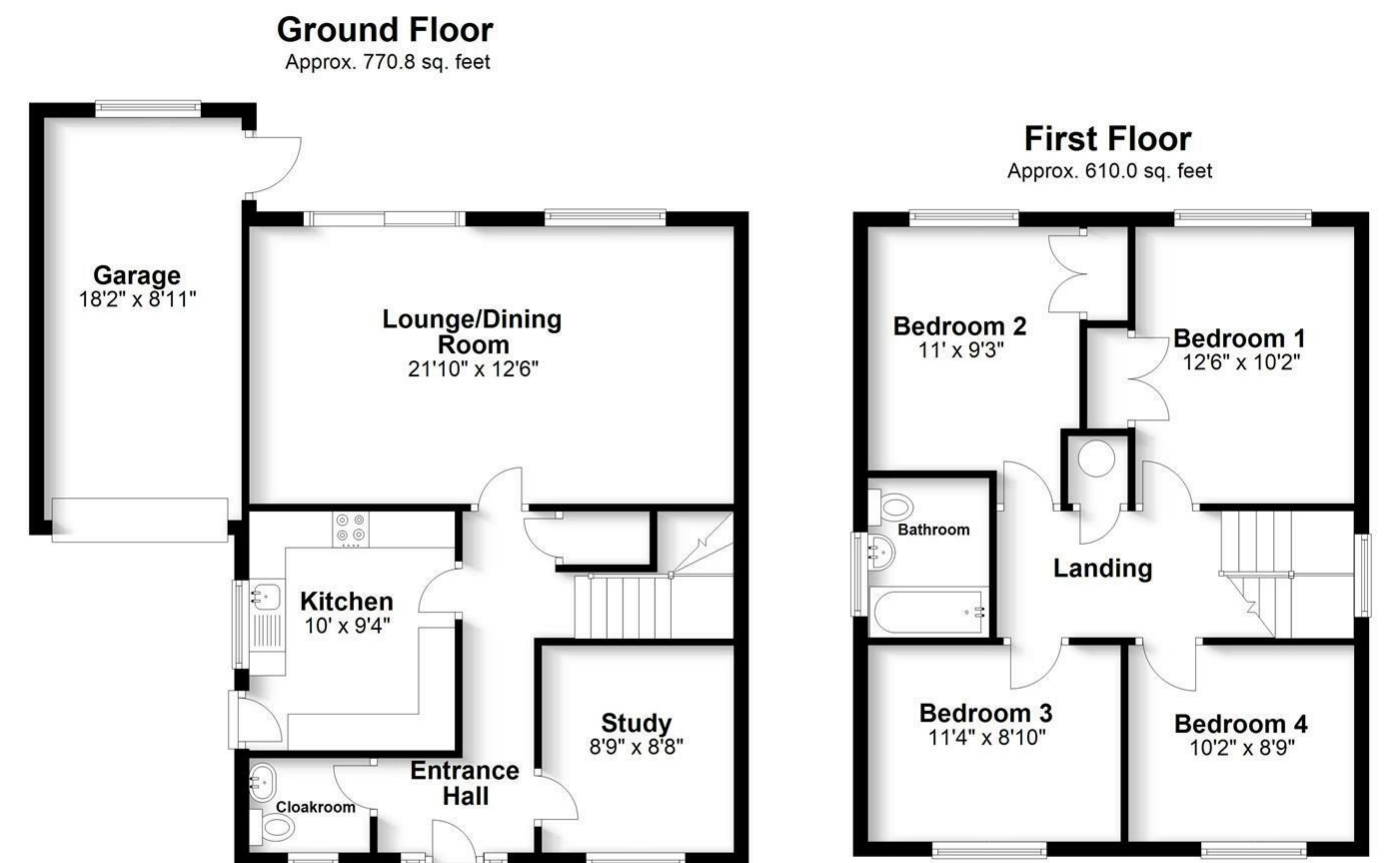
Price Guide £800,000

EPC Rating: D Council Tax Band: F



All The Ingredients Needed For A Fabulous Lifestyle

Nestled in a cul de sac location, this modern four bedroom detached family home is conveniently located within the popular village of Sandridge near Heartwood Forest. The property offers scope to extend and the current accommodation consists of lounge/dining room, kitchen, study and downstairs cloakroom. On the first floor there are four good sized bedrooms and a family bathroom. A particular feature of the property is the attractive south facing rear garden backing on to the local park with views over fields. To the front of the property is a driveway providing off road parking and a single garage. Lyndon Mead is just a short walk to Sandridge School and also convenient for Sandringham. The village itself is a delightful setting, with its three great pubs offering a warm and friendly atmosphere for socialising, a beautiful church adding character to the surroundings and a quaint tea room where you can enjoy a spot of afternoon tea before walking into the beautiful nearby Heartwood Forest. Sandringham School is within 1km as the crow flies. St Albans has a bustling city centre filled with a wide range of shops, restaurants, cafes, and pubs. as well as a fast 20-minute direct mainline station into Kings Cross St Pancras.



Total area: approx. 1380.8 sq. feet
Produced for Cassidy & Tate Estate Agents. For guidance purposes, 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

- Four Bedroom Home
- Scope To Extend
- South Facing Garden
- No Upper Chain
- Single Garage
- Sandridge Village
- Open Aspect To Rear
- Lounge /Dining Room
- Heartwood Forest
- Off Road Parking

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



