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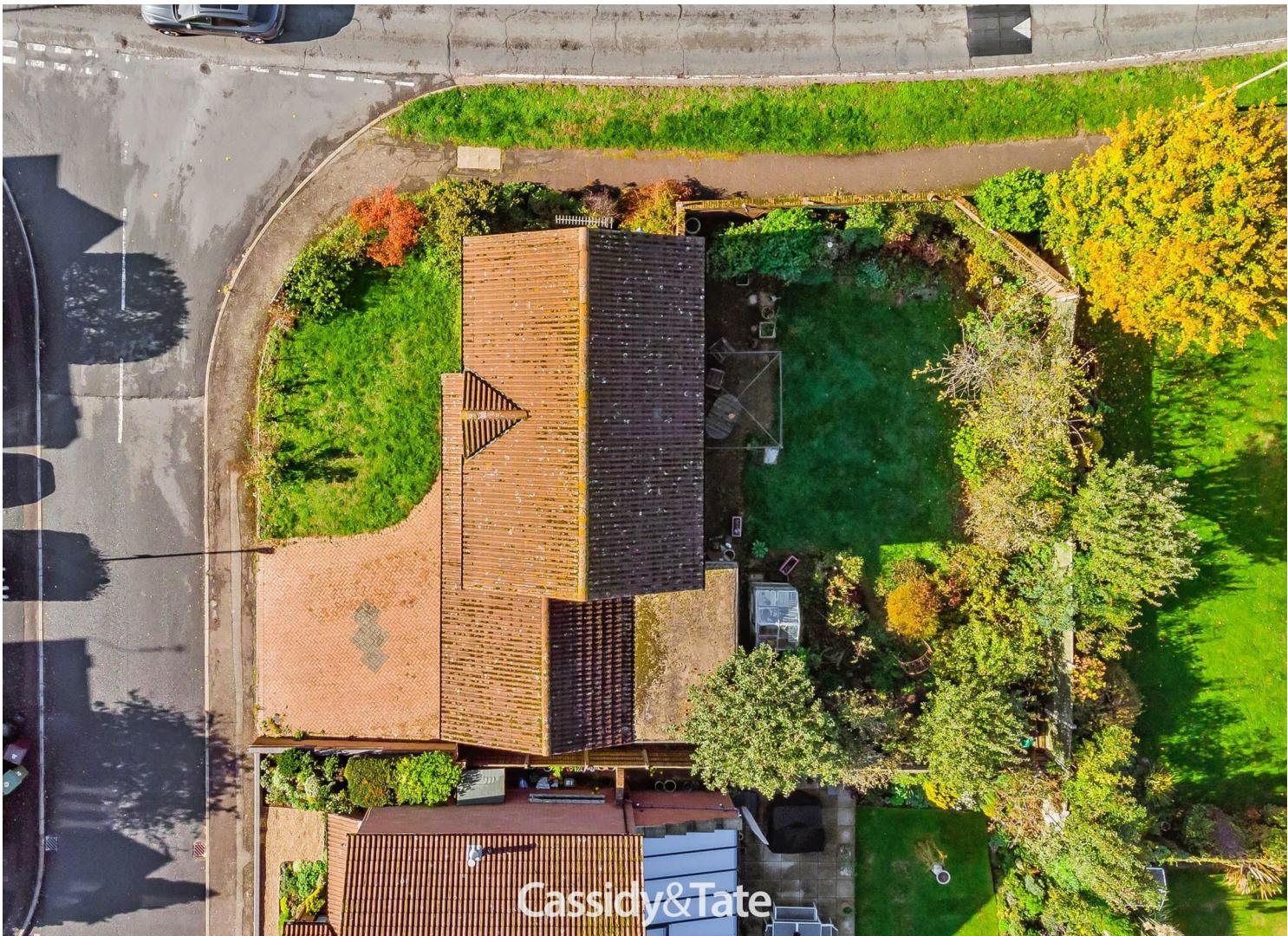
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Cassidy & Tate
Your Local Experts



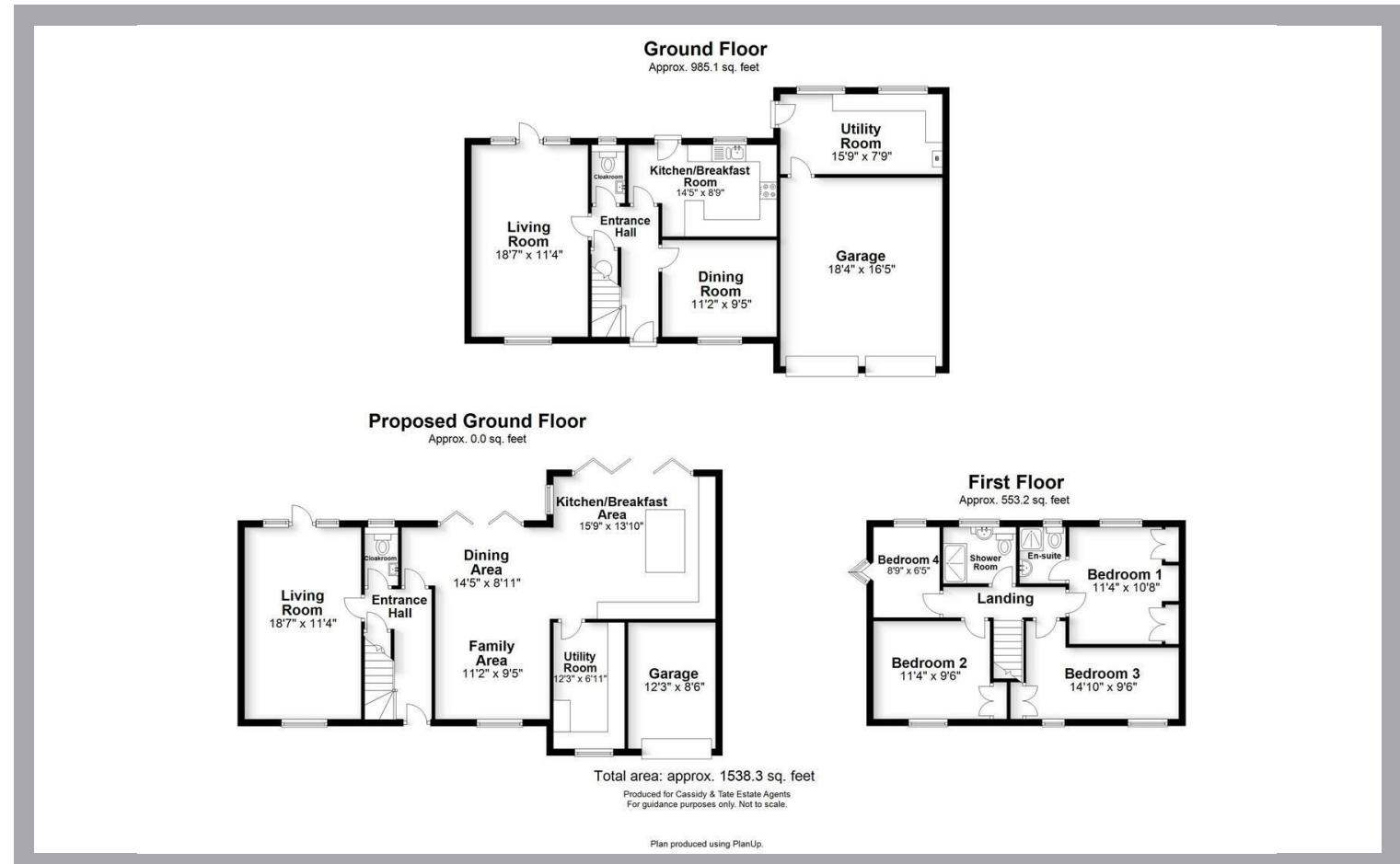
Award Winning Agency

LANGHAM CLOSE
ST. ALBANS
AL4 9YH



All The Ingredients Needed For A Fabulous Lifestyle

Located in a lovely cul-de-sac location is this four bedroom family home with a generous corner plot, conveniently located for excellent schools and good local amenities within Jersey Farm. The property is in need of some updating and has the potential to enlarge or create open plan living if so desired, subject to obtaining the relevant planning consents. Accommodation briefly comprises of an entrance hall, dining room, back to front dual aspect living room, cloakroom and a kitchen/breakfast room on the ground floor. Upstairs are three double bedrooms plus a fourth bedroom, en-suite to bedroom one and a shower room. Outside to the rear is a mature enclosed garden. To the front of the property is a lawned area with a variety of plants and shrubs, and a block paved driveway providing off road parking which in turn leads to the double garage. There is also a side gate leading to the rear. Jersey Farm is a sought after residential area of St. Albans. It has its own parade of shops, doctor and dentist surgeries, a hairdresser and a 'Tesco' express.



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.



*Specialists in
Bespoke Properties*

- Jersey Farm
- Large Plot
- Double Garage
- Potential To Extend (STP)
- Detached
- Chain Free
- Walking To Sandringham
- Close To Shops

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	69	
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		