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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

LAWRANCE ROAD
ST ALBANS
AL3 6ED

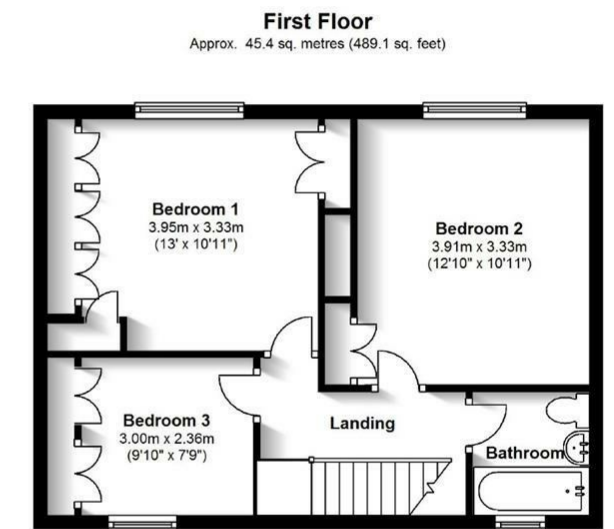
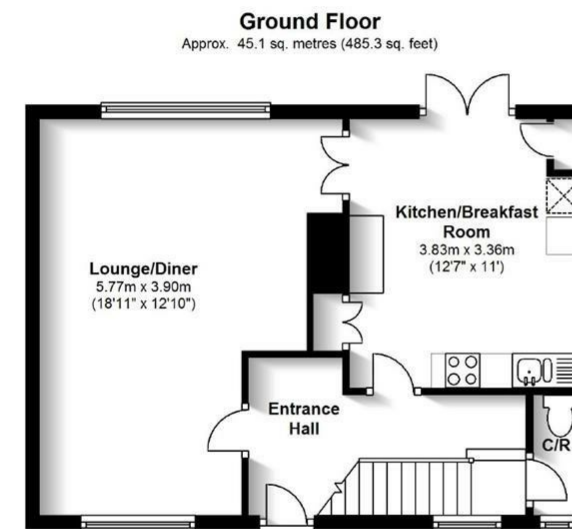
Guide Price £425,000

EPC Rating: G Council Tax Band: D



All The Ingredients Needed For A Fabulous Lifestyle

Positioned within the catchment of excellent schools and good local amenities is this recently decorated and updated, three bedroom semi detached property. Good sized room dimensions are combined with a light and airy atmosphere creating a comfortable and welcoming family home. To the ground floor is a bright, front to back, dual aspect lounge/diner connected to the kitchen/breakfast room via double doors allowing for separate or open living. The well proportioned kitchen/breakfast room has patio doors that open onto the rear garden, providing views over the rear garden. Upstairs, are three double bedrooms and a modern family bathroom. To the outside is a block paved driveway providing off road parking to the front of the property and to the rear a well tended garden. Lawrance Road is situated to the North of St Albans City centre, close to open parkland and Batchwood Golf course, as well the extensive shopping and leisure facilities of the city centre.



Total area: approx. 90.5 sq. metres (974.4 sq. feet)
Sketch layout only. This plan is not drawn to scale and is for identification purposes only.
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

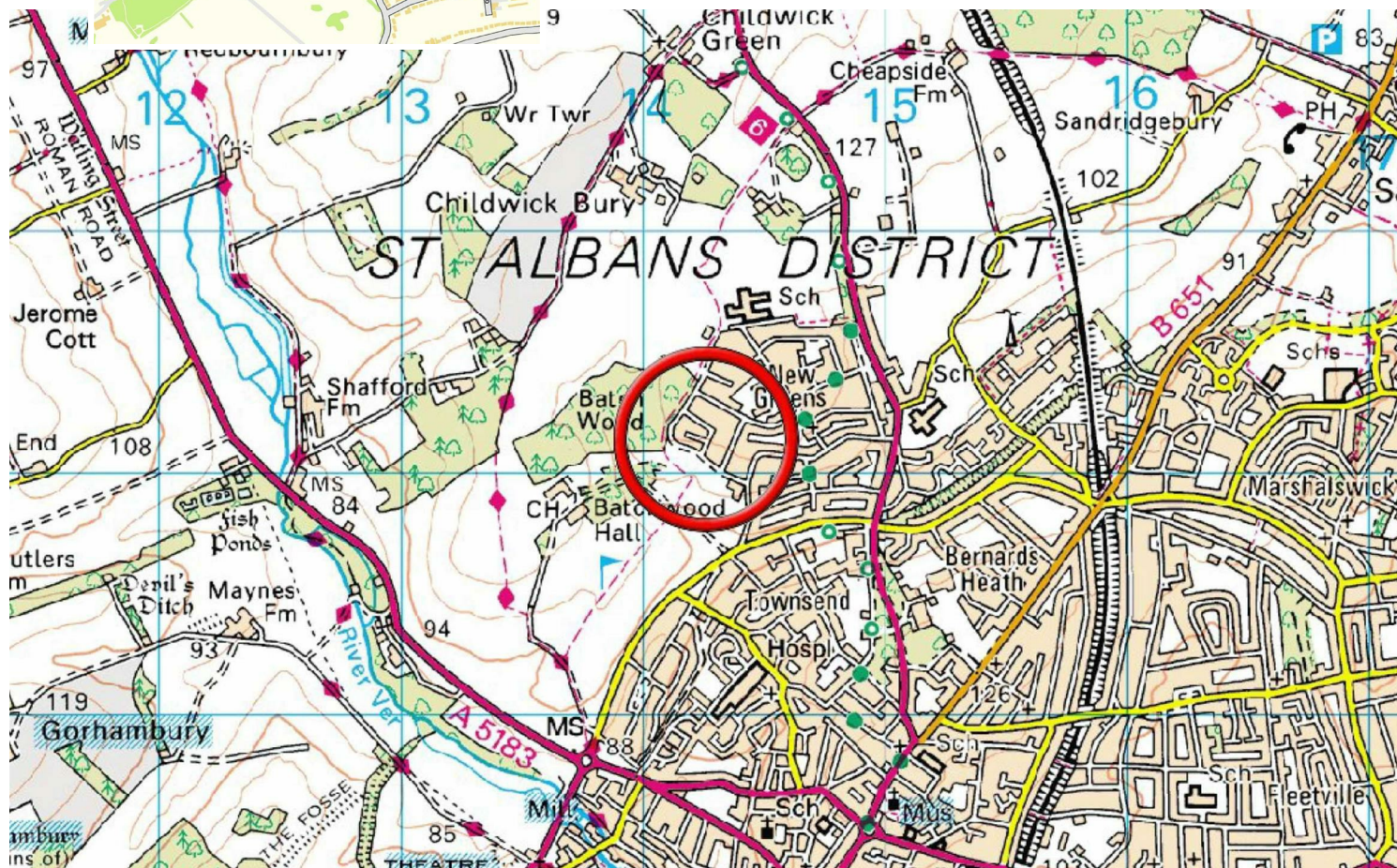
Why Cassidy & Tate

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

- Three Bedroom Mid Terrace
- Lounge/Diner
- Downstairs Cloakroom
- Upstairs Family Bathroom
- Front & Rear Gardens
- Off Street Parking
- Chain Free
- Located In New Greens

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



