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Your Local Experts



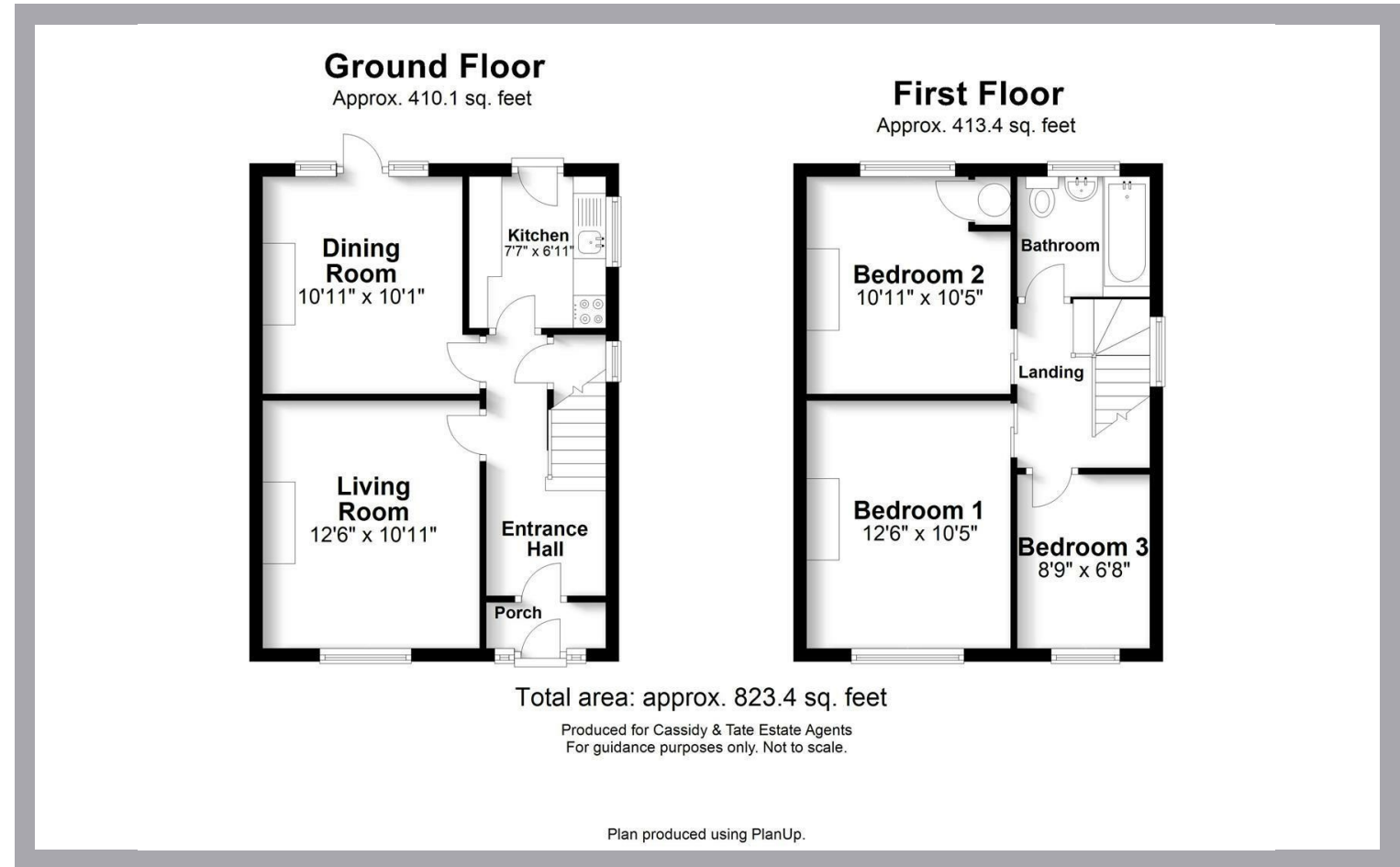
Award Winning Agency



www.cassidyandtate.co.uk

LONGACRES
ST. ALBANS
AL4 0DR

Price Guide £675,000



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.

All The Ingredients Needed For A Fabulous Lifestyle

A chain free three bedroom semi detached property located in a popular residential location within walking distance to the Ofsted outstanding Oakwood Primary and Beaumont Secondary schools. This home enjoys a large west facing rear garden backing onto Longacres Park and has potential to significantly extend and modernise, subject to planning. The ground floor accommodation briefly comprises entrance hall, lounge, dining room and kitchen. On the first floor, there are three bedrooms and family bathroom. Externally, there is a sunny westerly facing rear garden and potentials for off road parking to the front. For the professional/commuter the mainline railway station is approximately 1.2 miles away with Alban Way in close proximity.



Specialists in Bespoke Properties

- Semi Detached Home
- Beaumont Catchment
- Need Of Modernisation
- No Upper Chain
- Three Bedrooms
- Scope To Extend
- West Facing Garden
- Council Tax E £2,559



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		53	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	