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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



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MOUNT PLEASANT LANE

ST ALBANS

AL2 3XQ

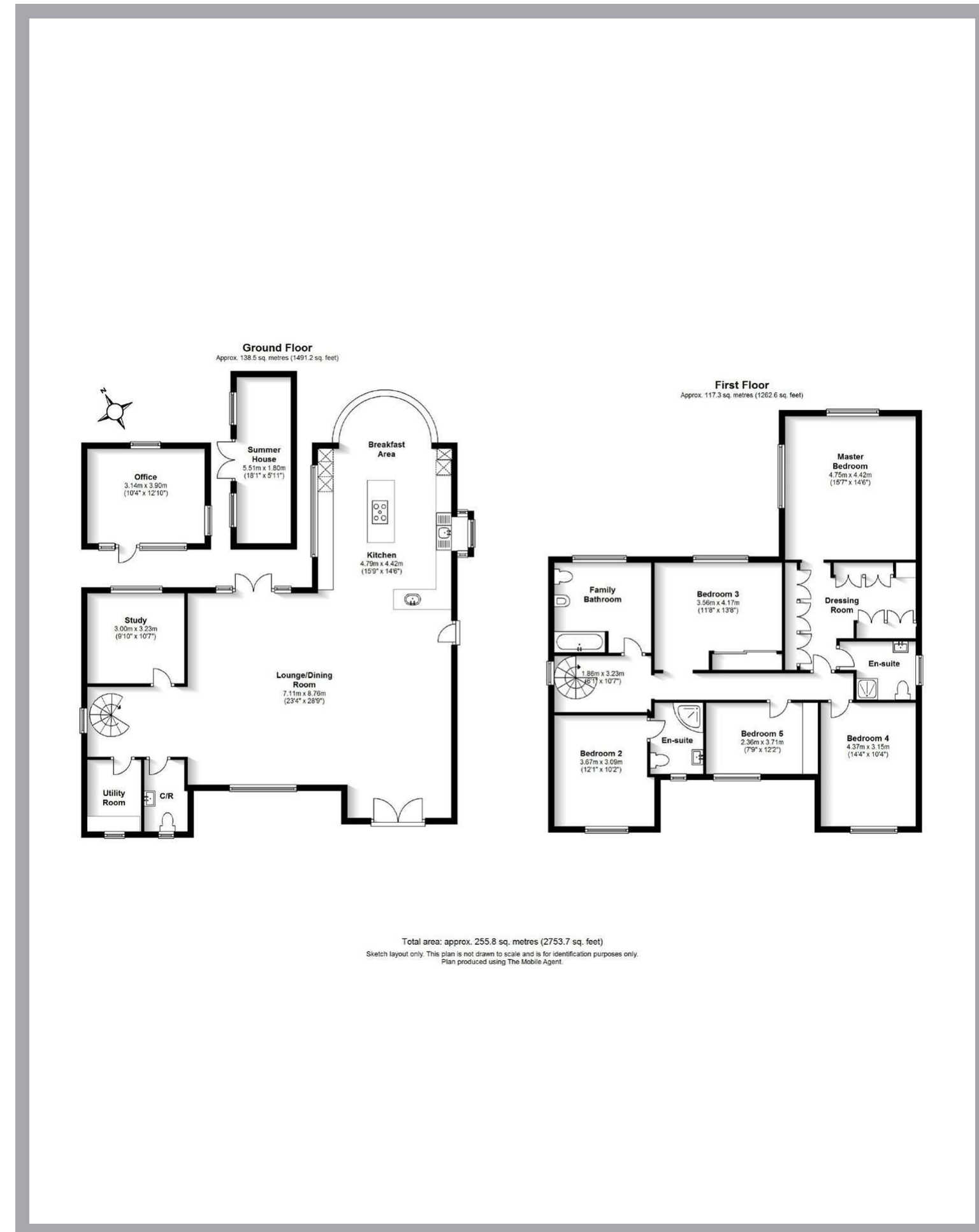
Price £1,195,000

EPC Rating: D Council Tax Band: G



## All The Ingredients Needed For A Fabulous Lifestyle

This architecturally designed detached residence sits on a generous plot, elegantly set behind established hedging. Boasting lavish spaces designed for ultimate living and entertaining finesse for families of all ages. Once inside you instantly appreciate the stunning contemporary ambience permeating throughout, fused with timeless colour schemes and quality fixtures and fittings. A double sided feature fireplace in the modern open plan living/dining room, allows for a seamless and unique connection between rooms, which flows beautifully into the stylish kitchen/breakfast room. A stunning bespoke wooden staircase rises to the first floor and leads to a master bedroom with feature vaulted ceiling, dressing room and en-suite, three additional double bedrooms, a fifth bedroom, en-suite to bedroom two, and a family bathroom. Externally, is an attractive rear garden complete with outside office and summer house. To the front, an extensive shingled driveway.



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

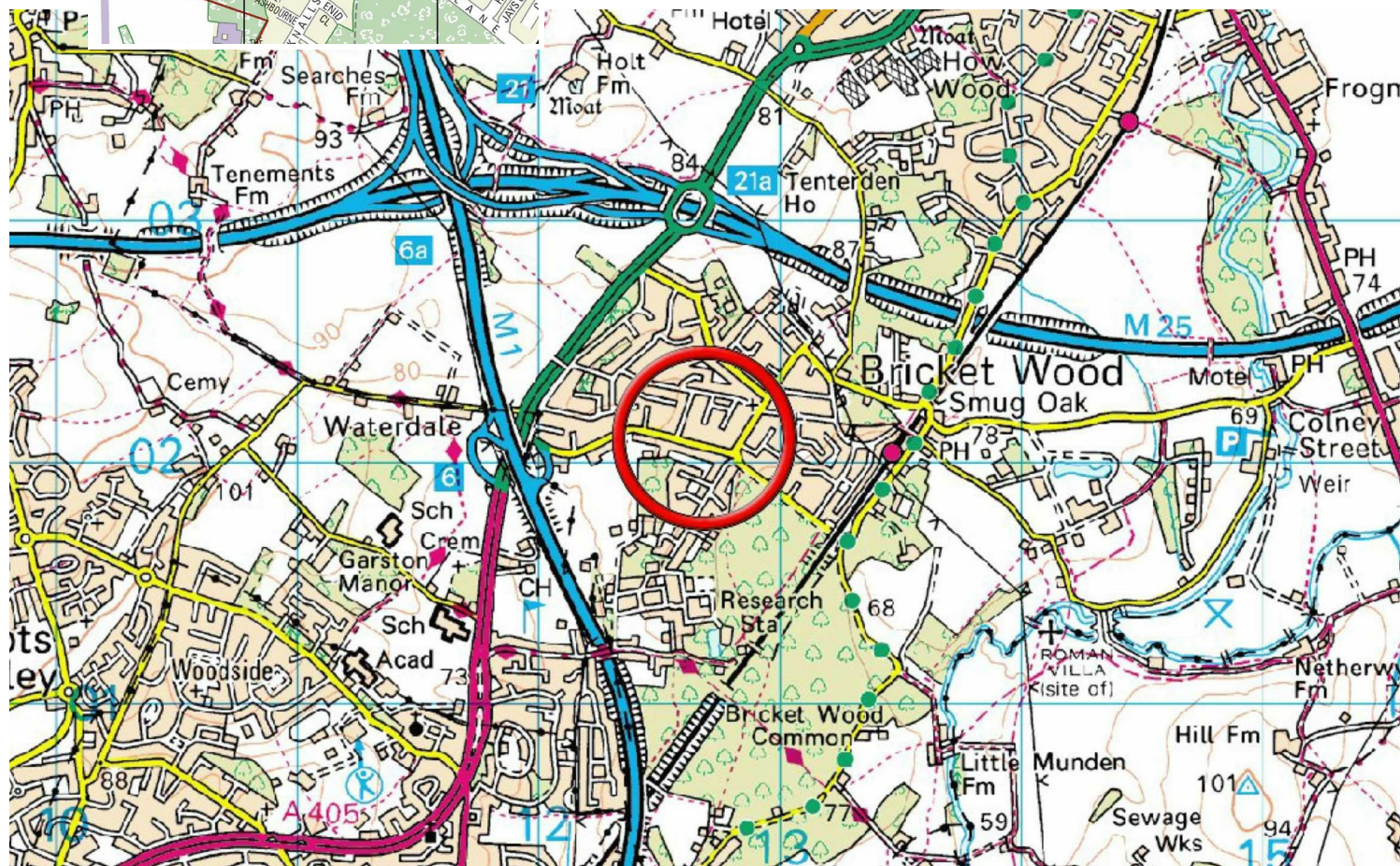
## Why Cassidy & Tate

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

- Substantial Detached House
- Open Plan Living Spaces
- Three Bathrooms
- Separate Outbuildings
- Quality Fixtures & Fittings
- Five Bedrooms
- Bespoke Staircase
- Extensive Shingled Driveway

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		



