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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



[www.cassidyandtate.co.uk](http://www.cassidyandtate.co.uk)

LANGFORD CLOSE  
ST. ALBANS  
AL4 0FL

Asking Price £850,000

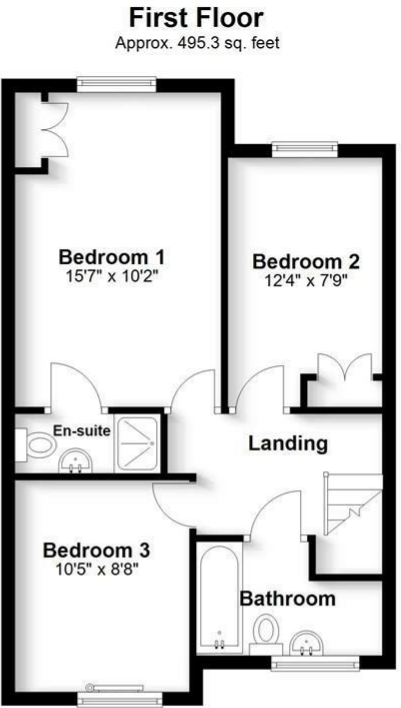
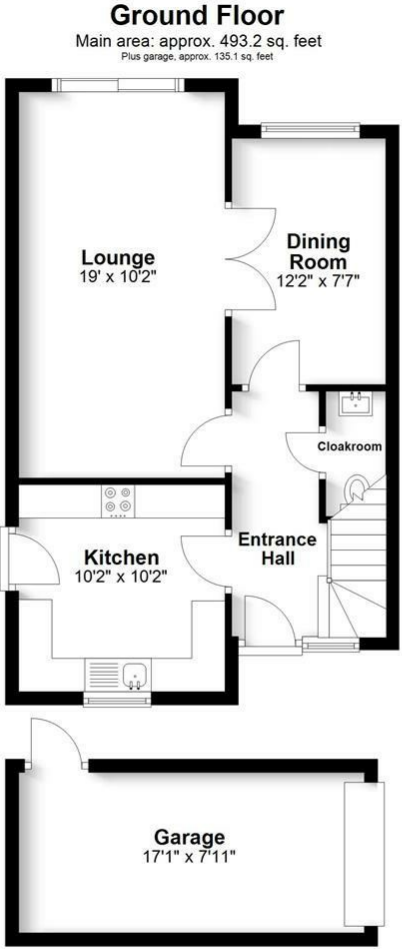
EPC Rating: C Council Tax Band:





# All The Ingredients Needed For A Fabulous Lifestyle

Tucked away in a private development, a modern detached family home situated in this popular location for families within walking distance of Beaumont School. The accommodation includes on the ground floor cloakroom, kitchen, dining room and separate living room with direct access to the garden. On the first floor, there are three double bedrooms, en suite to master bedroom and family bathroom. Additionally, the property benefits from a single garage and easy access private parking to the front. There is also the benefit of no upper chain. Located off Chestnut Drive to the east of St Albans there exists a wide range of amenities in the city centre within easy reach. The mainline station is less than a mile and half away, and there is an excellent range of local shops close by at The Quadrant, including Marks and Spencer. Proximity to highly regarded schools is undoubtedly an advantage of this location, with Beaumont Secondary and Oakwood Primary Schools both being a short walk away.



**Main area: Approx. 91.8 sq. metres (988.4 sq. feet)**  
Plus garage, approx. 12.5 sq. metres (135.1 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*

- Detached Family Home
- Near Beaumont School
- En Suite Facilities
- Private Development
- No Upper Chain
- Garage With Parking
- Quiet Location
- Three Bedrooms

Free Online Valuation



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	64
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	