St Albans Office
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Herts AL3 4EL
01727 228428
stalbans@cassidyandtate.co.uk

Marshalswick Office
59 The Quadrant, St Albans,
Herts AL4 9RD
01727 832383
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39 High Street, Wheathampstead,
Herts AL4 8BB
01582 831200
wheathampstead@cassidyandtate.co.uk

Cassidy & Tate
Your Local Experts

Award Winning Agency

RALLY ROUND RUPERT
RAISING AWARENESS & FUNDS IN SUPPORT OF CLINICAL RESEARCH FOR SPINAL MUSCULAR ATROPHY (SMA)

www.cassidyandtate.co.uk

LAWRANCE ROAD

ST ALBANS

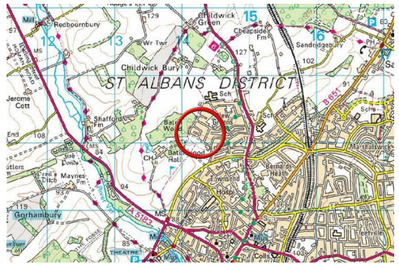
AL3 6ED

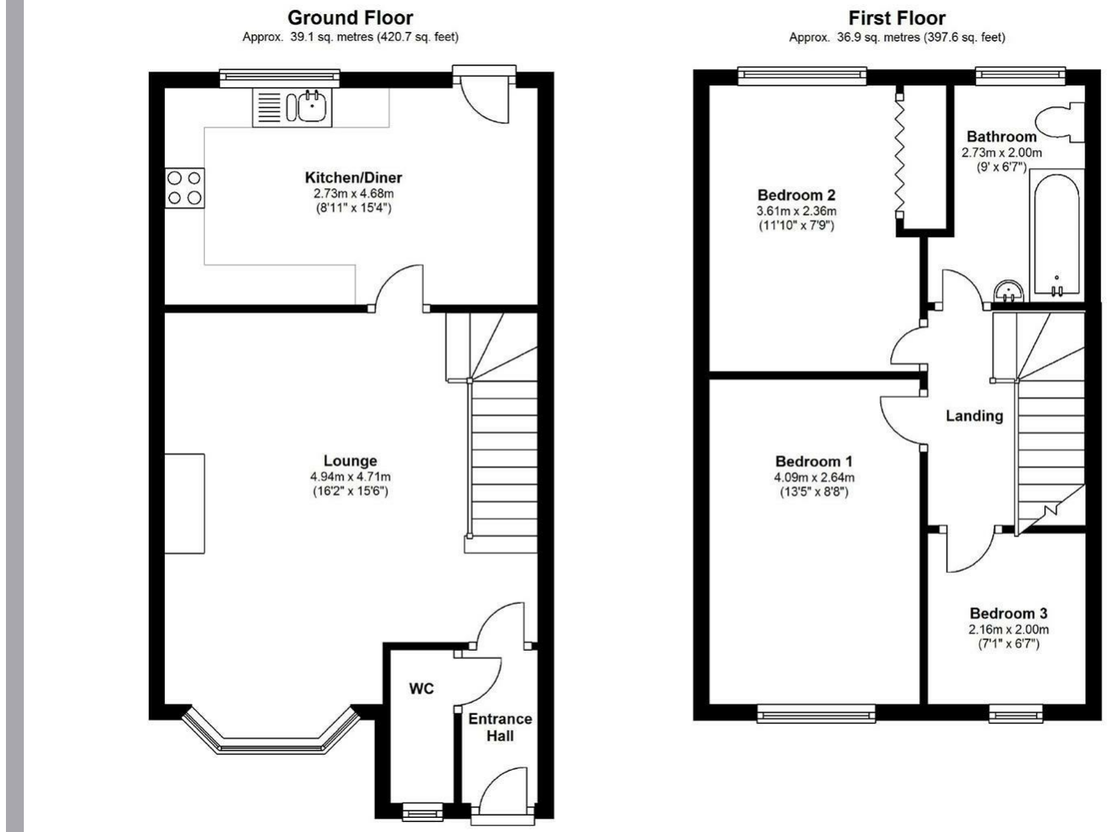
Guide Price £425,000

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 three bedroom semi detached property. Deceptively spacious living spaces are combined with a bright atmosphere creating a comfortable and welcoming family home. To the ground floor is a well proportioned lounge with bay window to the front, a fitted kitchen and a cloakroom. On the first floor are two double bedrooms plus a third bedroom and a family bathroom. A low maintenance and enclosed garden is to the rear whilst a block paved driveway to the front provides off road parking for two cars. Lawrance Road is situated to the North of St Albans City centre, close to open parkland and Batchwood Golf course, as well as the extensive shopping and leisure facilities of the city centre, plus the many eateries offering cuisine from all over the world.





Total area: approx. 76.0 sq. metres (818.3 sq. feet)

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.

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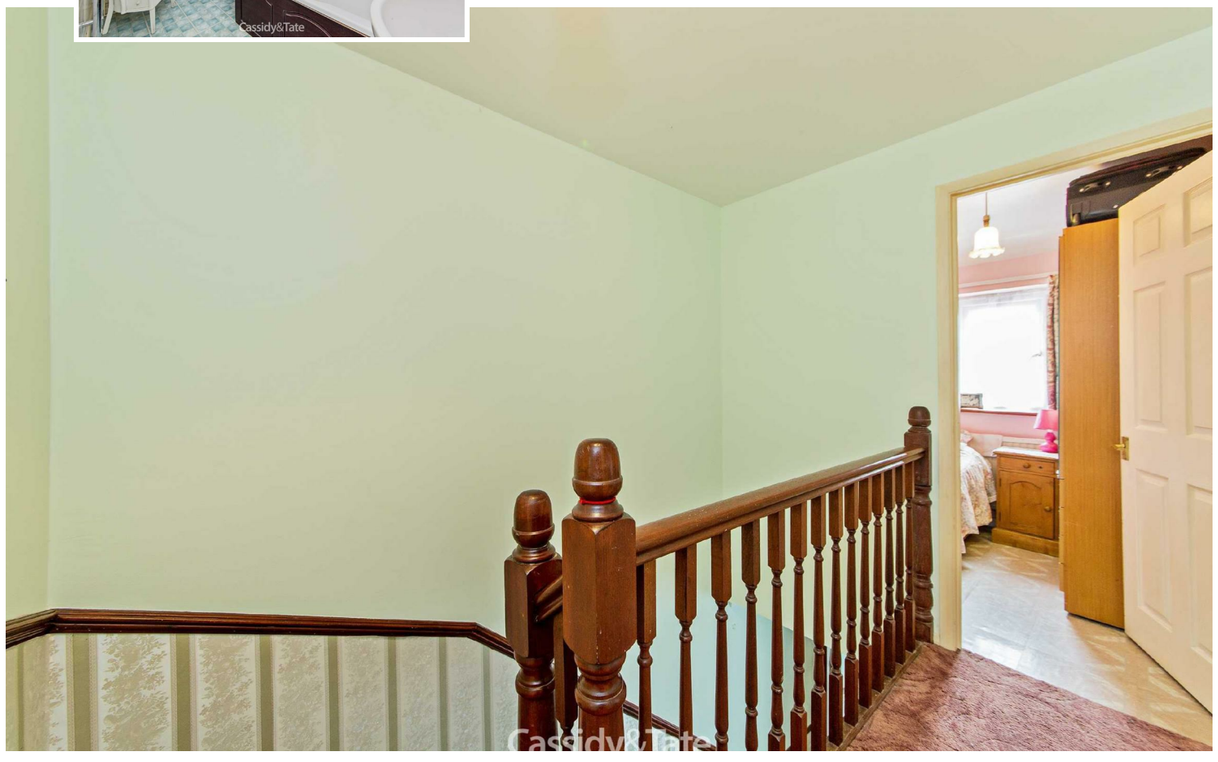
Perfect Fusion of Location And Way of Living



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.

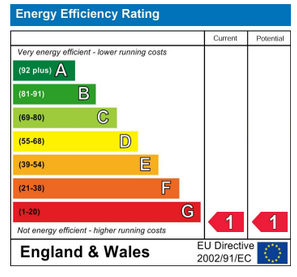
We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or 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

- Located In New Greens
- Kitchen/Diner
- Family Bathroom
- Off Street Parking
- Three Bedroom Semi
- Downstairs Cloakroom
- Private Enclosed Garden
- School Catchment Zone



The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

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