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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

LONGACRES
ST ALBANS
AL4 0DR

Price £335,000

EPC Rating: G Council Tax Band:

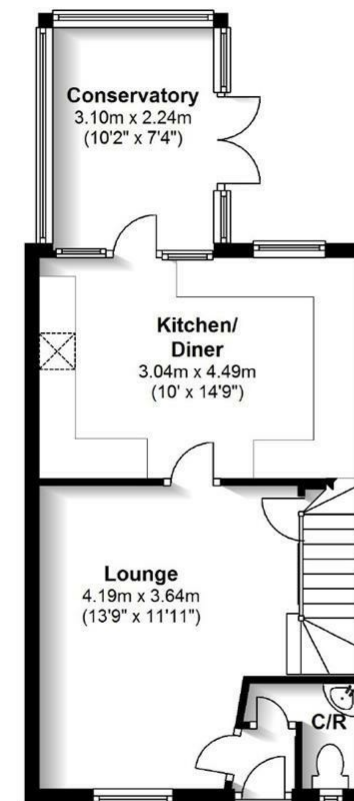


All The Ingredients Needed For A Fabulous Lifestyle

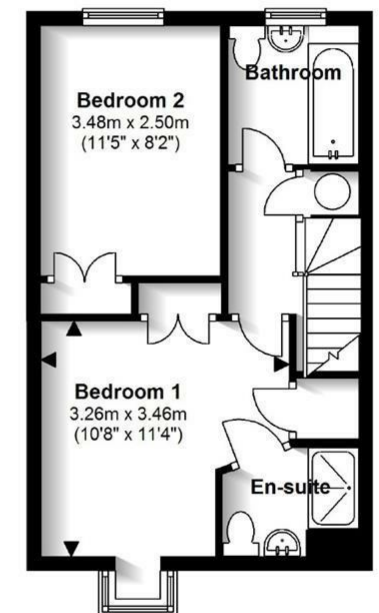
Situated in a cul-de-sac position and in close proximity to good local schooling, this modern end of terrace property boasts well presented accommodation to include a lounge, conservatory, kitchen/diner and cloakroom on the ground floor. On the first floor the property offers two double bedrooms, an en-suite shower room to the master bedroom and a family bathroom. The property is further complemented by a landscaped, low maintenance courtyard style rear garden and has the added benefit of two allocated parking spaces to the front of the property.



Ground Floor
Approx. 40.6 sq. metres (437.3 sq. feet)



First Floor
Approx. 32.8 sq. metres (353.1 sq. feet)



Total area: approx. 73.4 sq. metres (790.4 sq. feet)

Sketch layout only. This plan is not drawn to scale and is for identification purposes only.
Plan produced using The Mobile Agent.

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

- Two Double Bedrooms
- Cloakroom
- Conservatory
- Landscaped Rear Garden
- Master Bedroom En-Suite
- Allocated Parking For 2 Cars
- Double Glazed
- Chain Free

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	



