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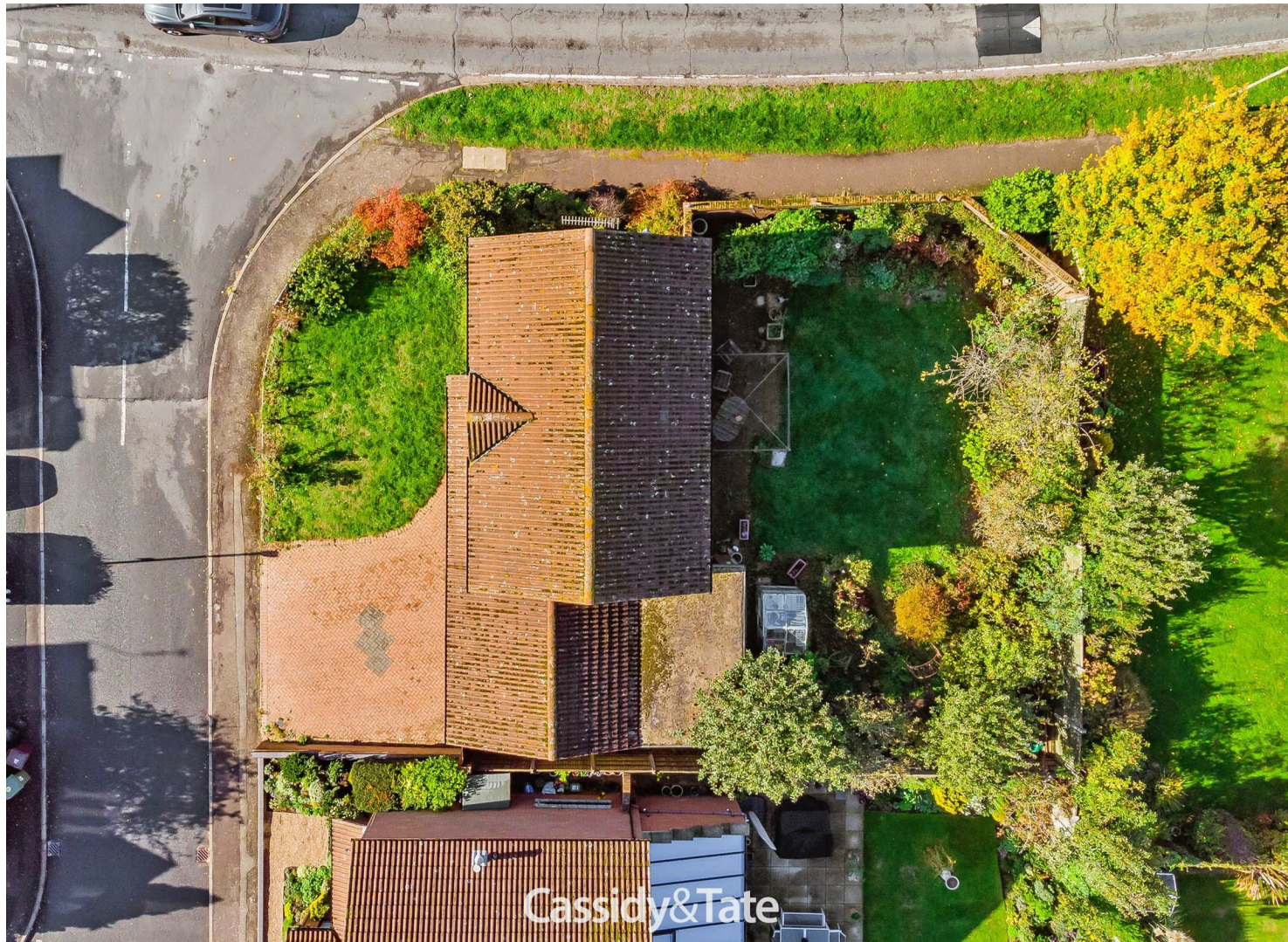
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Cassidy
&Tate
Your Local Experts



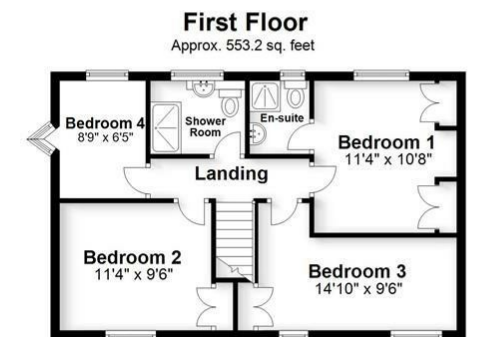
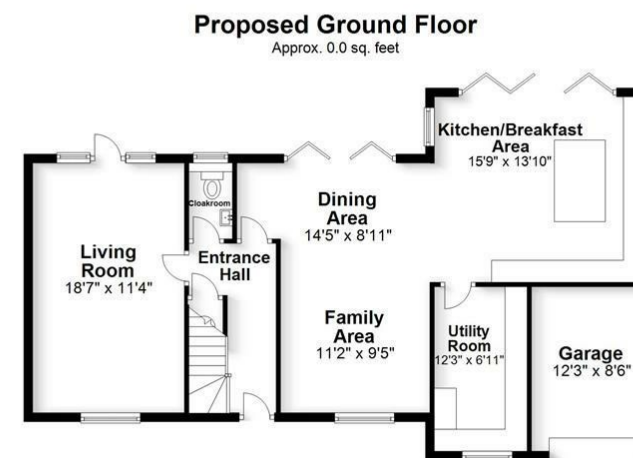
Award Winning Agency

LANGHAM CLOSE
ST. ALBANS
AL4 9YH



All The Ingredients Needed For A Fabulous Lifestyle

Located in a lovely cul-de-sac location is this four bedroom family home with a generous corner plot, conveniently located for excellent schools and good local amenities within Jersey Farm. The property is in need of some updating and has the potential to enlarge or create open plan living if so desired, subject to obtaining the relevant planning consents. Accommodation briefly comprises of an entrance hall, dining room, back to front dual aspect living room, cloakroom and a kitchen/breakfast room on the ground floor. Upstairs are three double bedrooms plus a fourth bedroom, en-suite to bedroom one and a shower room. Outside to the rear is a mature enclosed garden. To the front of the property is a lawned area with a variety of plants and shrubs, and a block paved driveway providing off road parking which in turn leads to the double garage. There is also a side gate leading to the rear. Jersey Farm is a sought after residential area of St. Albans. It has its own parade of shops, doctor and dentist surgeries, a hairdresser and a 'Tesco' express.



Total area: approx. 1538.3 sq. feet
Produced for Cassidy & Tate Estate Agents
For guidance purposes only. 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



Cassidy&Tate

Specialists in Bespoke Properties

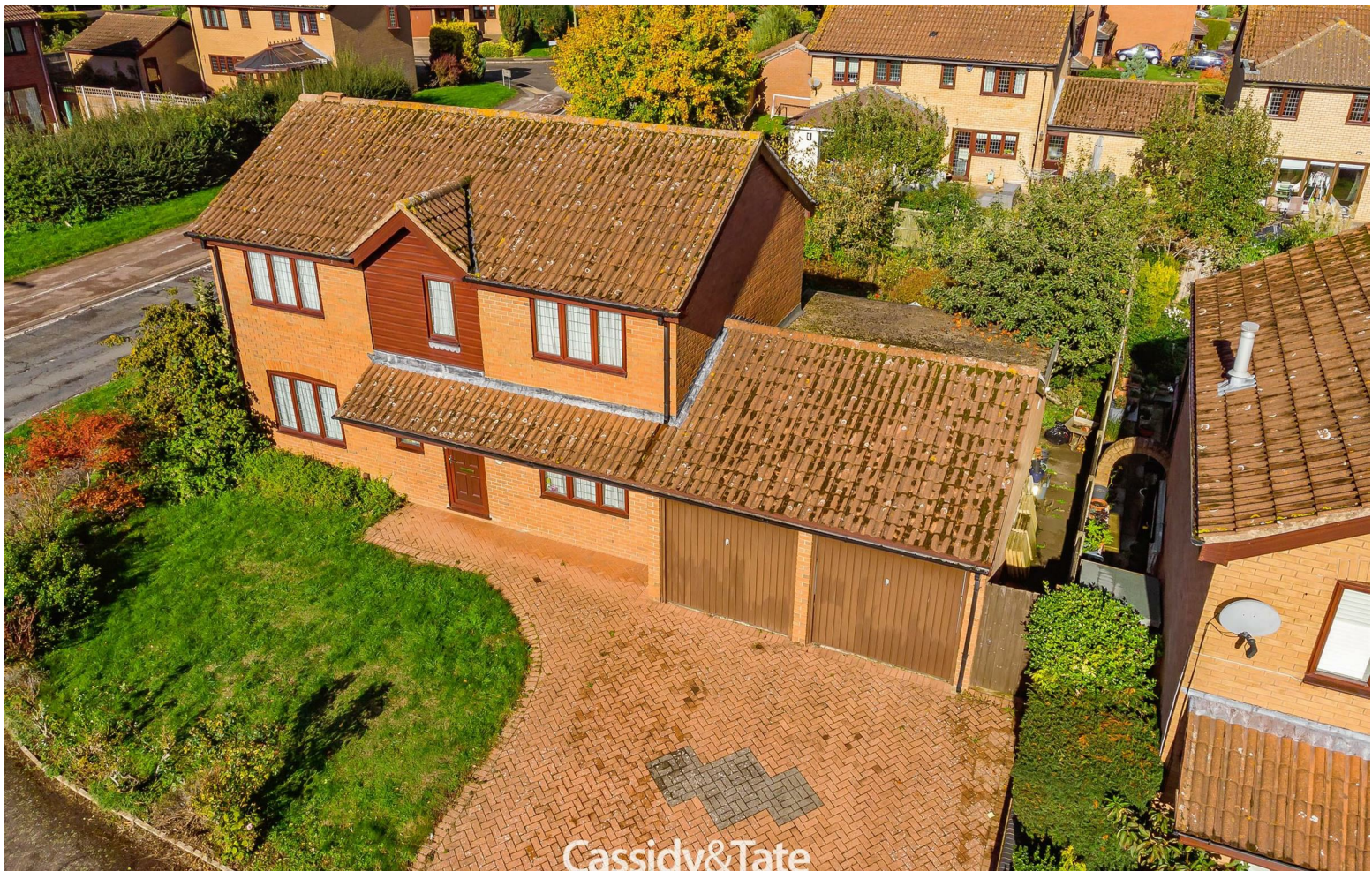
- Jersey Farm
- Large Plot
- Double Garage
- Potential To Extend (STP)
- Detached
- Chain Free
- Walking To Sandringham
- Close To Shops

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		
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	



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SANDRINGHAM SCHOOL
0.7 MILES / 3 MINUTE DRIVE

LANGHAM CLOSE
ST ALBANS

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