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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

GREEN LANE
ST ALBANS
AL3 6EX

Guide Price £495,000

EPC Rating: G Council Tax Band: E



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All The Ingredients Needed For A Fabulous Lifestyle

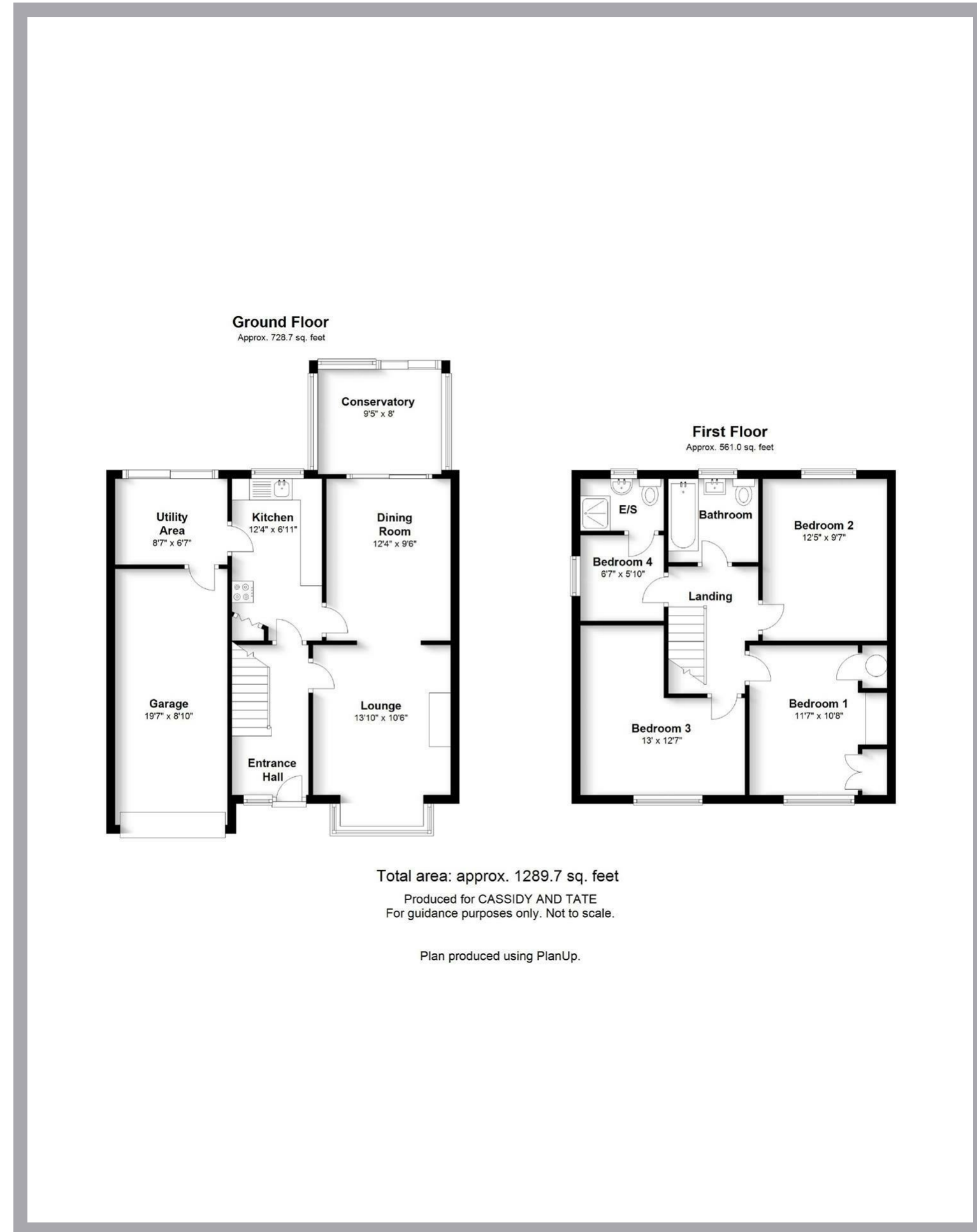
An extension has helped to create a substantial family home where good sized living accommodation is both functional and versatile. The property is in need of some updating internally and would make the perfect project for the prospective buyer who wants to put their own stamp on their new home. A box bay window to the front allows natural light through to the lounge which is open to the dining room. Double doors from the dining room give entry to a conservatory. Also to the ground floor is a fitted kitchen with door into the utility room. On the first floor are three double bedrooms, a fourth bedroom complete with en-suite and a family bathroom. Externally the property features a large family sized garden stocked with a variety of mature shrubs and plants. A hardstanding drive allows for off road parking which in turn leads to the garage. Green Lane is a popular address conveniently located for excellent schools and good local amenities. The extensive shopping and leisure facilities of the city centre remain a short distance away.



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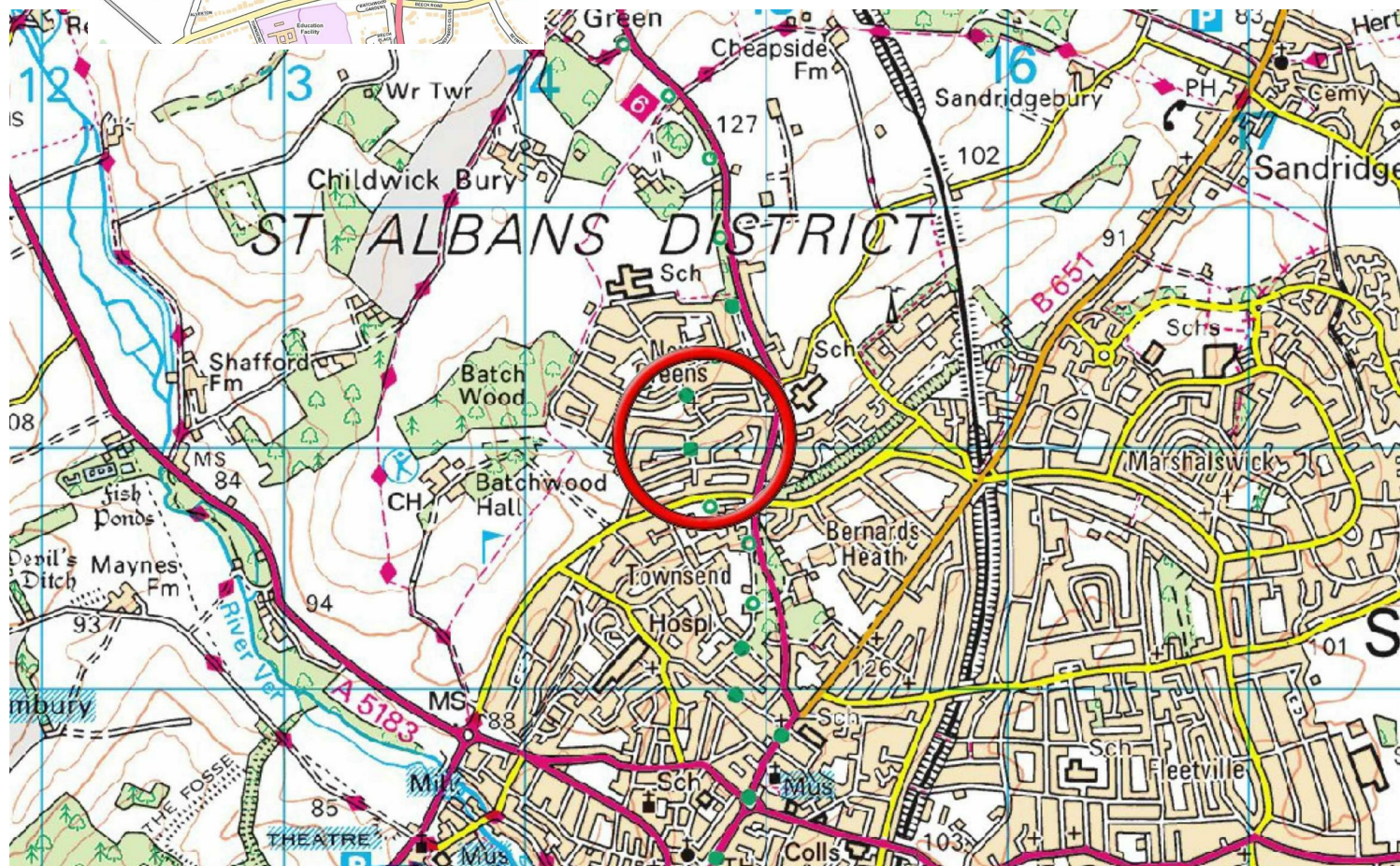
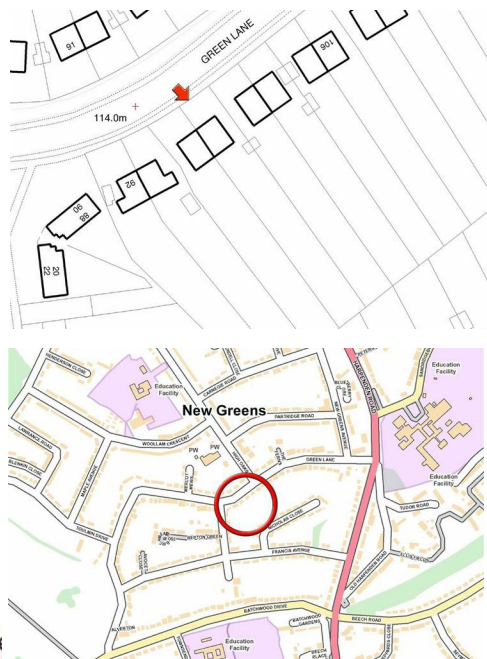
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Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. 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

- Extended Family Home
- Two Bath/Shower Rooms
- Utility Room, Garge & OSP
- Refurbished Opportunity
- Four Bedrooms
- Three receptions Rooms
- Large Family Rear Garden
- 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	





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