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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

GREEN LANE
ST ALBANS
AL3 6HE

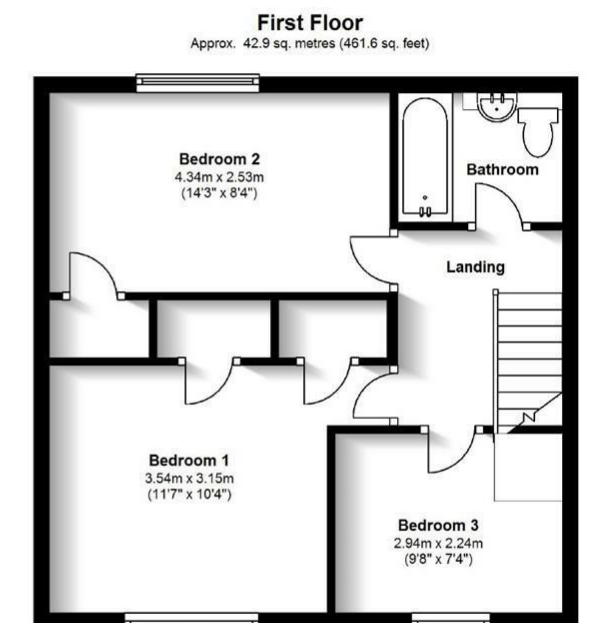
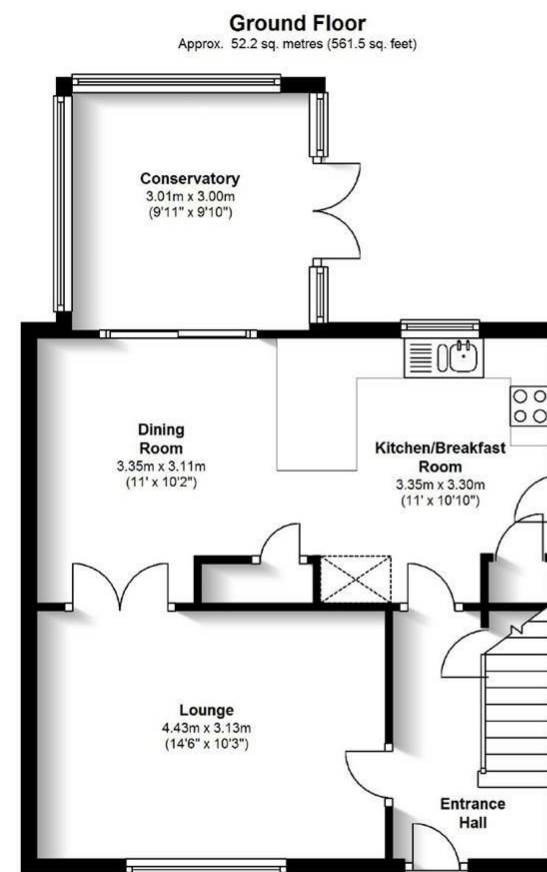
Guide Price £350,000

EPC Rating: G Council Tax Band: C



All The Ingredients Needed For A Fabulous Lifestyle

Conveniently located for excellent schools, including STAGS, good local amenities, leisure facilities and open countryside is this three bedroom semi detached family home. Presented in good decorative order throughout, featuring a versatile and practical floorplan with living accommodation that is both spacious and connects well. On the ground floor is a well balanced lounge with double doors opening into the dining room, which runs into the kitchen/breakfast room. Adjoining the dining room is a light filled conservatory. Three good sized bedrooms and a family bathroom are situated on the first floor. A particular feature of this property is the large, and mature rear garden, stocked with a variety of mature shrubs, trees and flowers. A driveway to the front of the property, provides off road parking. Green Lane is suitably located for good local amenities, however St. Albans city centre with its extensive shopping and leisure facilities, numerous eateries and transport links remains only a short distance away.



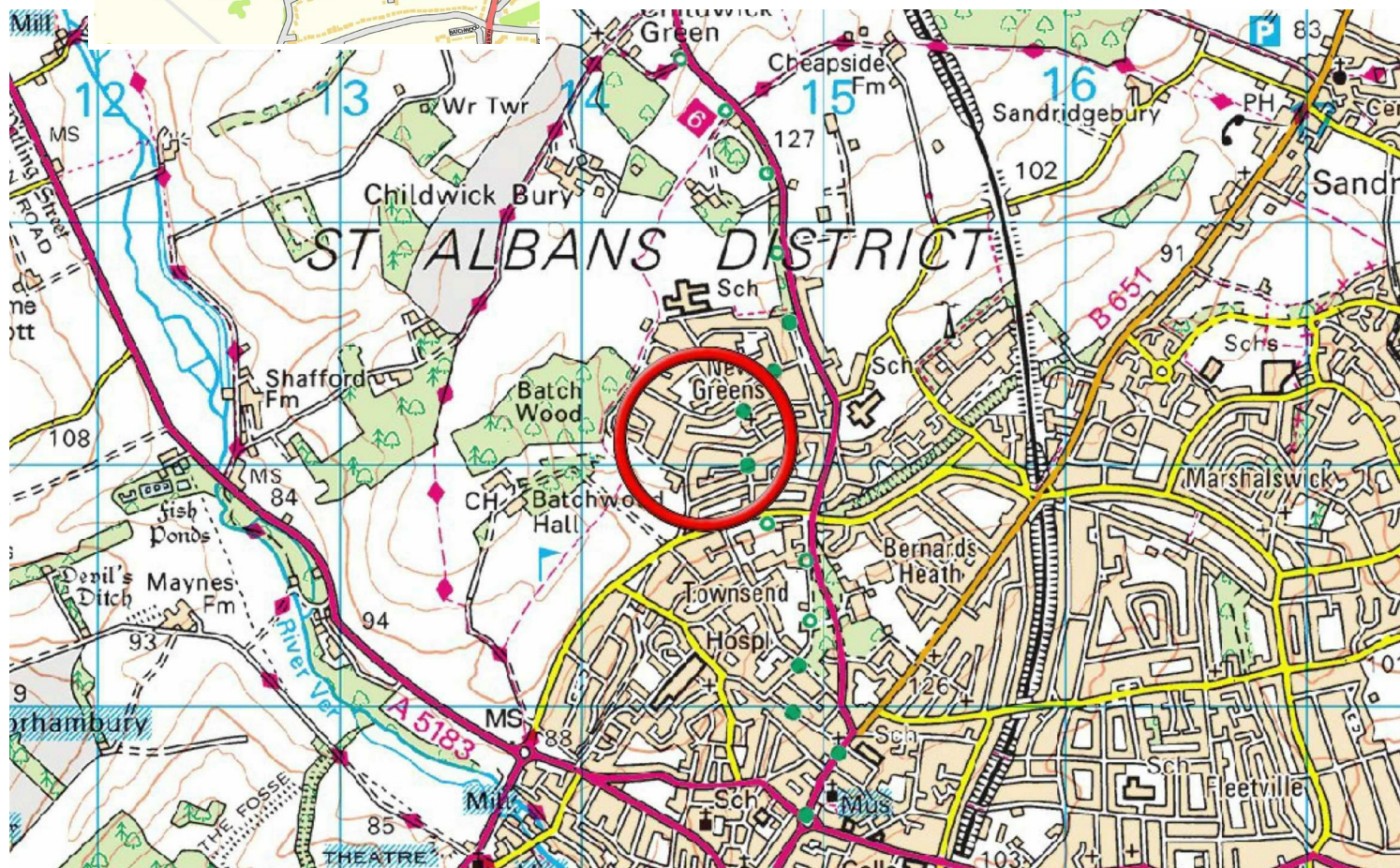
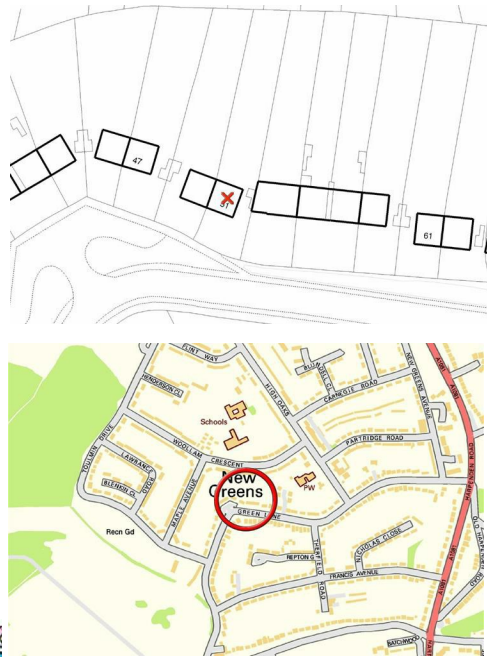
Total area: approx. 95.1 sq. metres (1023.2 sq. feet)

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



Specialists in Bespoke Properties

- Three Bedroom Semi
- Kitchen/Breakfast Room
- Large Family Garden
- Located In New Greens
- Two Reception Rooms
- Conservatory
- Off Street Parking To Front
- Close To School Catchments

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



