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Cassidy
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Your Local Experts



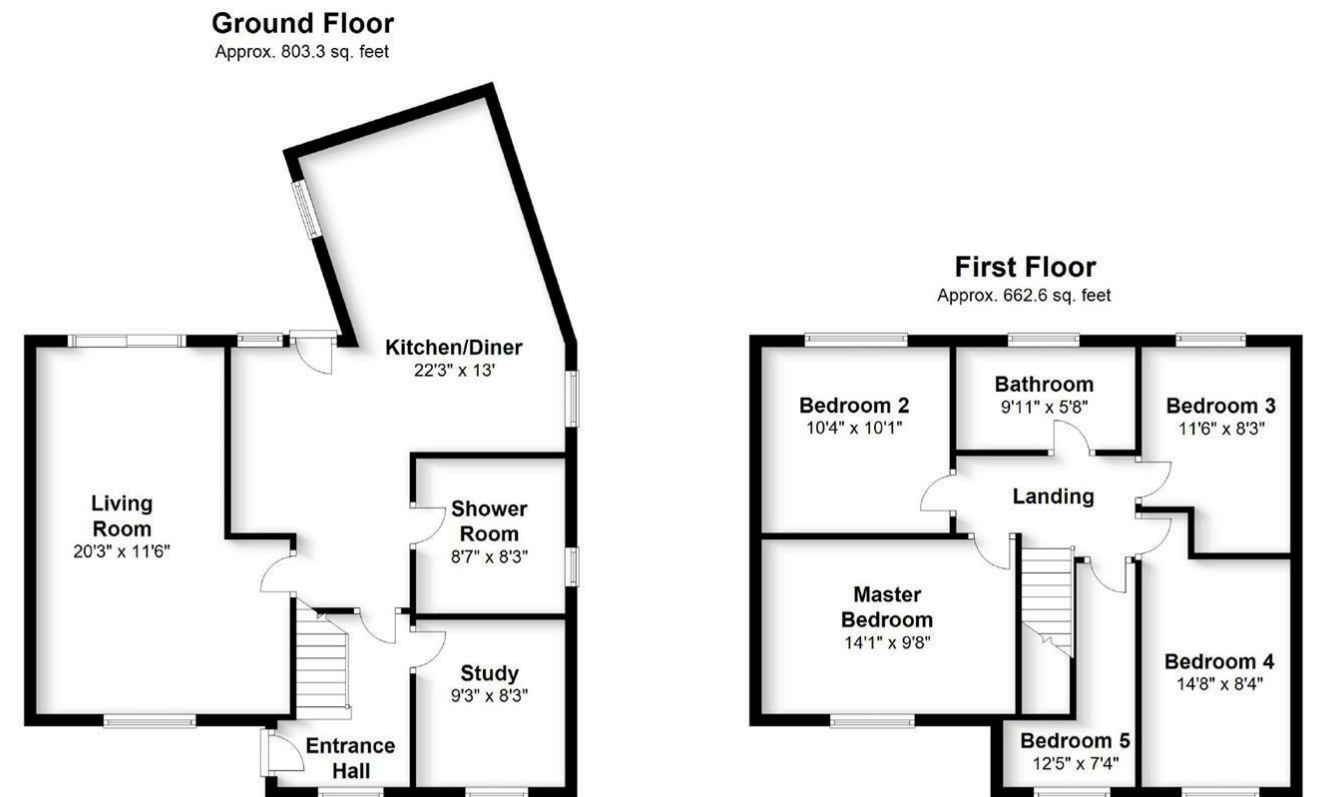
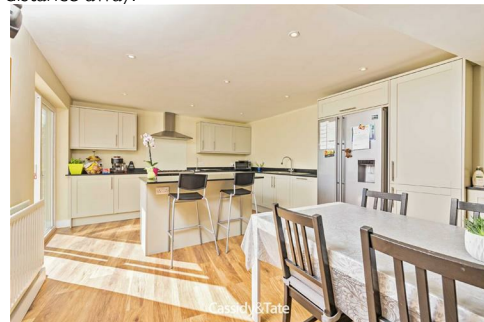
Award Winning Agency

GREEN LANE
ST ALBANS
AL3 6HD



All The Ingredients Needed For A Fabulous Lifestyle

A five bedroom semi-detached family home of generous proportions situated on a corner plot and located close to excellent schools in the New Greens area of St. Albans. The property is arranged over two floors and provides ample living accommodation comprising of an entrance hall, study, living room, downstairs shower room, an open plan kitchen/diner, five bedrooms and a family bathroom. A contemporary theme flows through the property and living spaces are complemented beautifully by a light and comfortable ambiance which is clearly evident in the superb open plan kitchen/diner and the dual aspect living room. In the kitchen area granite work top surfaces are the perfect accompaniment to the white shaker style kitchen cabinetry and centre island. The dining area is the ideal setting for family meals or entertaining whilst the separate living room is designed for relaxing. Upstairs are five well proportioned bedrooms which are served by the stylish family bathroom. Outside the attractive rear garden is well tended and leads to the large detached double garage plus a driveway, accessible to the rear via a neighbouring road. The property is spacious as is but does have the potential to extend to the rear and into the loft (STPP) should it be desired. Green Lane is situated near to the excellent shopping and leisure facilities of the city centre and the mainline railway station is only a short distance away.



Total area: approx. 1465.9 sq. feet

Produced for CASSIDY AND TATE
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

- Semi Detached
- Five Bedrooms
- Shower Room & Bathroom
- Double Garage & Parking
- Large Family Home
- Open Plan Accommodation
- Fully Refurbished
- 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	

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	1	1
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

