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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



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SHENLEY LANE  
ST. ALBANS  
AL2 1LN

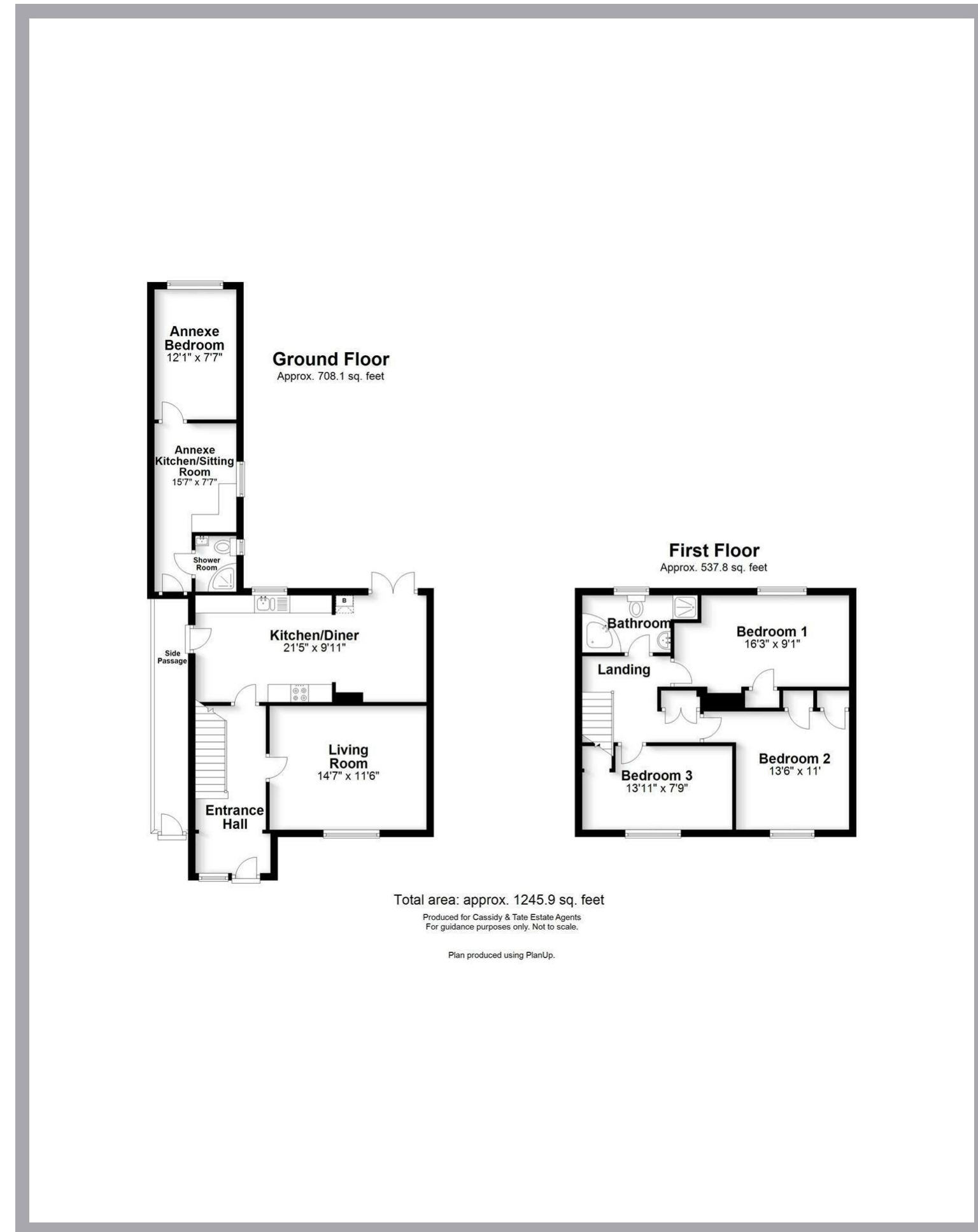
Guide Price £599,950

EPC Rating: C Council Tax Band:



## All The Ingredients Needed For A Fabulous Lifestyle

A three bedroom terraced family home situated in a popular slip road on the fringes of London Colney enjoying a pleasant outlook opposite open fields. The property benefits from a self contained studio apartment /annex with separate side entrance which is currently let out on an assured shorthold tenancy providing an income of £700 per calendar month. The ground floor accommodation comprises an entrance hall, living room, kitchen/ dining room with french doors leading to a large rear garden , On the first floor, there are 3 good sized bedrooms and a family bathroom.. Outside there is a driveway to the front with ample parking and a large rear garden with a raised patio area to the rear. Shenley Lane is found in the popular village of London Colney, opposite open farmland and within easy reach of the village centre and bus services to the city centre with its wide range of shops, leisure facilities and mainline railway station into London St Pancras.



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



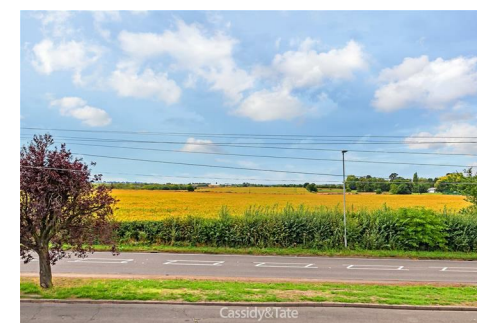
## Why Cassidy & Tate

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

- Three Bedroom Home
- Large Garden
- Convenient For Transport Links
- Village Location Near Schools
- Useful Annex/Studio Apartment
- Two Main Reception Rooms
- Opposite Open Fields
- Council Tax D £1,994

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		72	
(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	



