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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

SHORT LANE
ST ALBANS
AL2 3SE

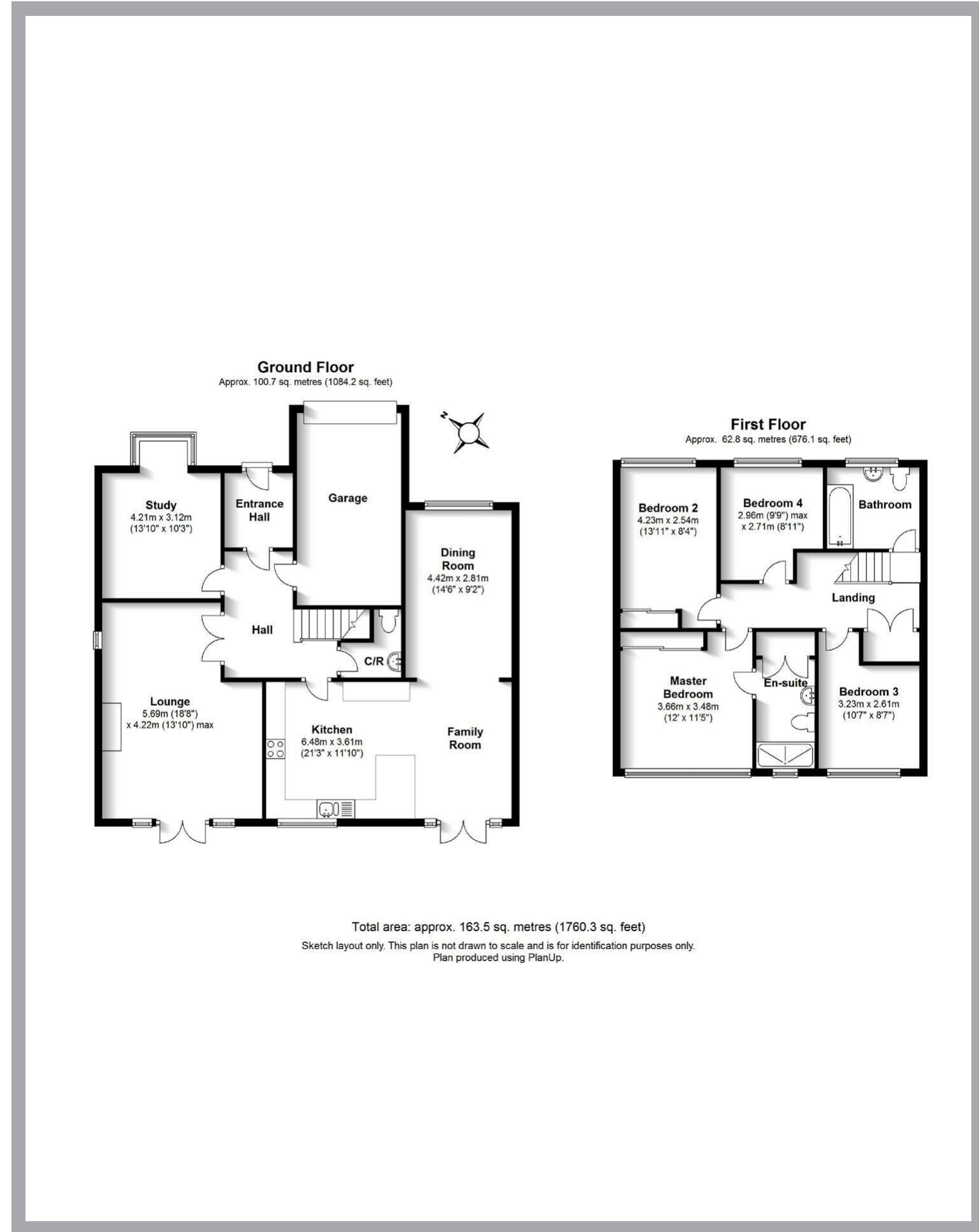
Offers In Excess Of £675,000

EPC Rating: G Council Tax Band: F



All The Ingredients Needed For A Fabulous Lifestyle

A focus on generous living spaces, and immaculate presentation is immediately apparent throughout this spacious four bedroom detached home. The current owners have designed a practical and functional layout with a free flowing floorplan to cater for everyday family living. At the heart of the house is the superb fitted kitchen/family/dining room which is the perfect place to catch up after a busy day. A well balanced lounge with feature fireplace, creates a comfortable and welcoming ambience. Completing the ground floor accommodation is a study and a cloakroom. Upstairs is a master bedroom with en-suite, three further generous sized bedrooms which are served by a family bathroom. Externally, is a well tended rear garden incorporating a useful summerhouse/office with power and light connected, and to the front a driveway providing off road parking. Short Lane is situated in the popular Village of Bricket Wood providing ease of access to the motorway and train links.



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 Detached Home
- Catchment Of Good Schools
- Three Reception Rooms
- Summer House/Office
- Substantial Living Spaces
- Four Bedrooms
- Open Plan Kitchen/ Family/Dining Room

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	



