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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

LYNDON MEAD
ST ALBANS
AL4 9EX

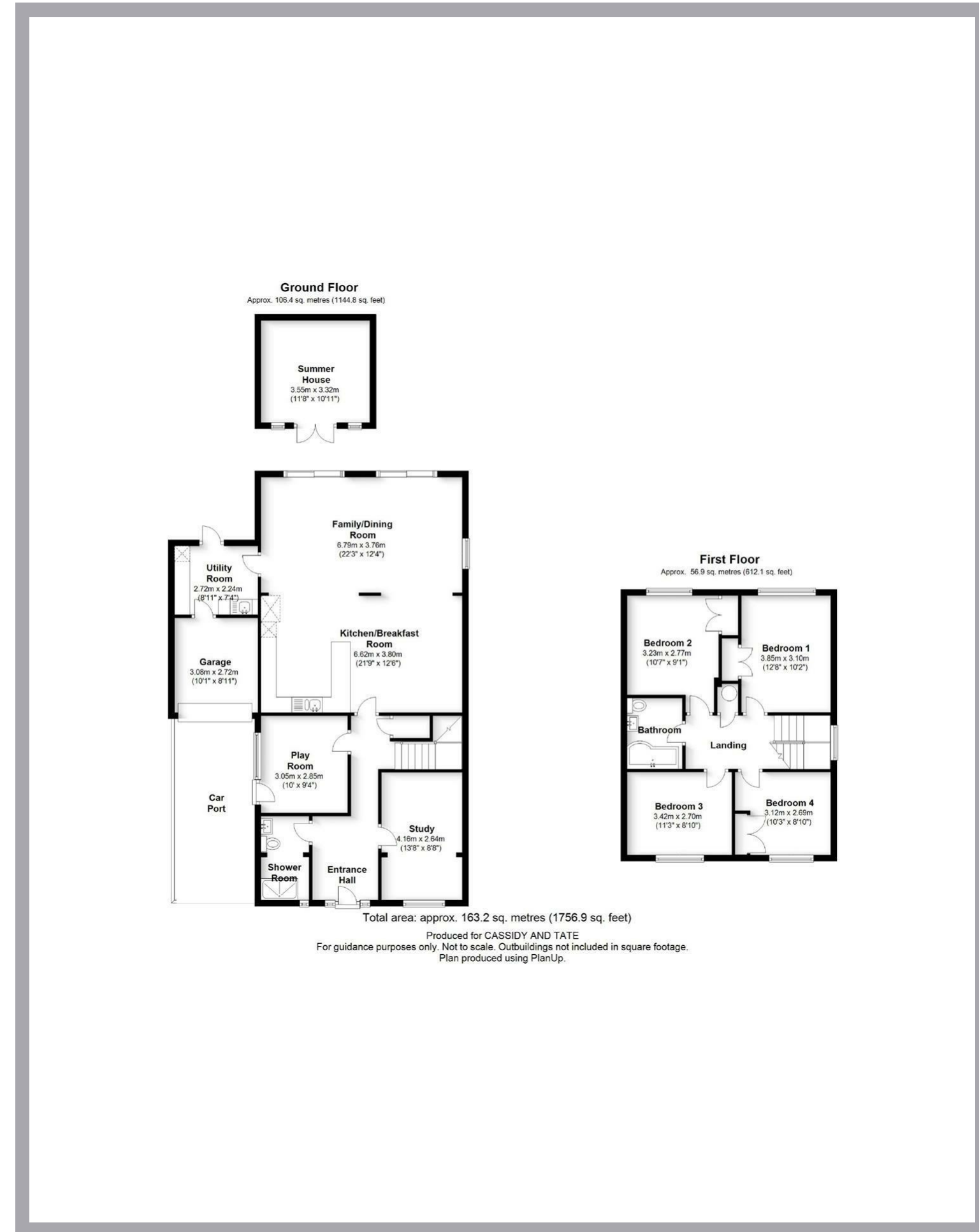
Offers In The Region Of £750,000

EPC Rating: G Council Tax Band: F



All The Ingredients Needed For A Fabulous Lifestyle

Nestled in a cul de sac location, backing onto a local park, is this extended four bedroom detached home. The property has been ideally designed for contemporary family living, where the current owners have cleverly extended the ground floor, creating well thought out living areas that provide both functional and flexible spaces combined with a modern ambience. The hub of the home is the fabulous open plan kitchen/breakfast/dining/family room, bathed in natural light and a haven for the family to come together in a relaxed and casual atmosphere. The property also features a study, play room, utility room and a downstairs shower room. On the first floor are four good sized bedrooms and a family bathroom. An attractive low maintenance rear garden complete with summer house, complements the property beautifully. To the front of the property is a driveway providing off road parking, and a carport which in turn leads to the garage. Lyndon Mead is situated in the village of Sandridge within the catchment of highly regarded schools and close to Heartwood Forest.



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

- Detached Property
- Two Bath/Shower Rooms
- Four Reception Rooms
- Landscaped Rear Garden
- Four Double Bedrooms
- Open Plan Accommodation
- Utility Room
- Garage & Parking

| 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 | |



