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Cassidy
&Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

LANGHAM CLOSE
ST ALBANS
AL4 9YH

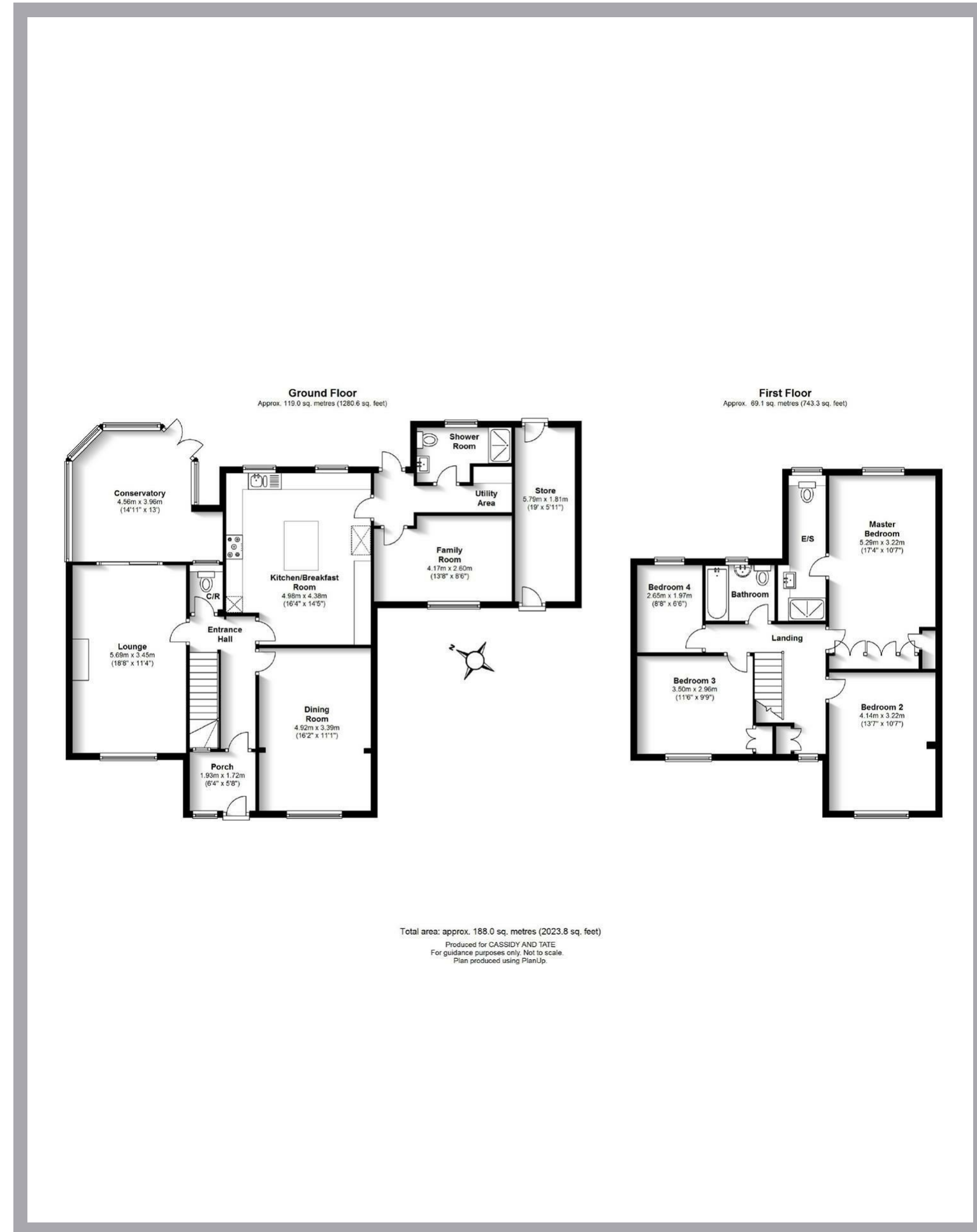
Guide Price £850,000

EPC Rating: G Council Tax Band: G



All The Ingredients Needed For A Fabulous Lifestyle

Located in a pleasant cul de sac, is this substantial four bedroom family home which sits upon a larger than average plot boasting enviable views over open countryside. The current owners have transformed this property and created a home where a union of large proportions, a contemporary atmosphere and a well thought out floorplan lends itself to accommodate the growing family. To the ground floor is a superb kitchen/breakfast room, three separate and well proportioned reception rooms, a conservatory bathed in natural light and a downstairs shower room in addition to a separate cloakroom. Upstairs is a 17ft master bedroom with en-suite plus three additional bedrooms which are served by the modern family bathroom. Externally the property is further enhanced by an attractive rear garden, and a block paved driveway providing off road parking for several cars. Langham Close is situated in the popular residential development of Jersey Farm with its own parade of shops, doctor and dentist surgeries and within the catchment of excellent schools.



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

- Jersey Farm Development
- Four Reception Rooms
- Three Bath/Shower Rooms
- Cul-De-Sac Location
- Double Storey Extension
- Kitchen/Breakfast Room
- Larger Than Average Garden
- Bovis Home

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	



