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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

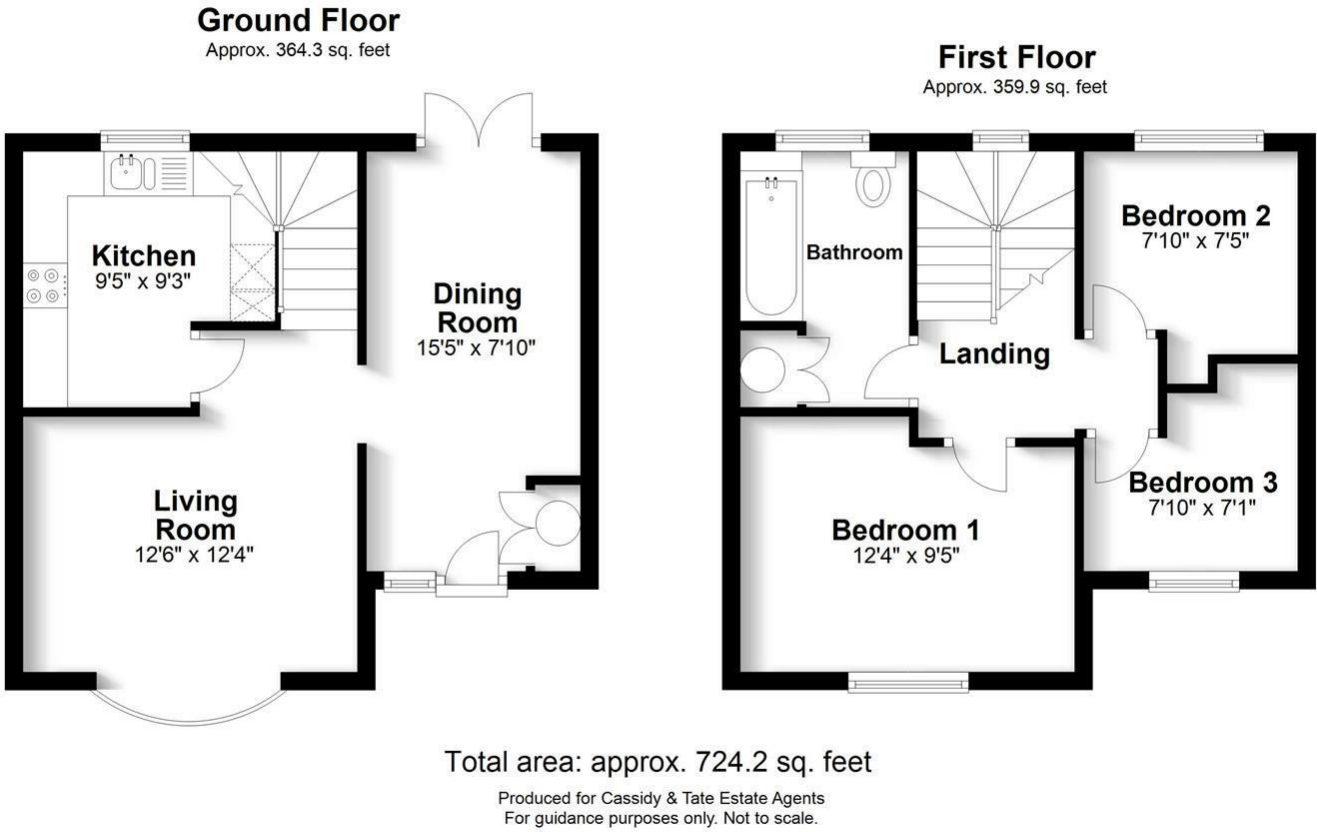
COLNEY HEATH LANE
ST. ALBANS
AL40TN

Guide Price £450,000



All The Ingredients Needed For A Fabulous Lifestyle

Set in a delightful position this is a three-bedroom family home, close to highly acclaimed local schools. The property layout offers functional and generous room dimensions and comprises a lounge and dining room with a patio door leading onto the rear garden and a fitted kitchen. On the first floor are three bedrooms served by a family bathroom. Externally, the property is complemented by a well-tended rear garden and parking to the front. Colney Heath Lane is conveniently located close to The Alban Way, a favoured walk/cycle path that provides easy access to St Albans mainline railway station. Outside, the property boasts a well-tended rear garden and parking to the front. Please note the garage located to the front is not part of this property. Colney Heath Lane is conveniently situated near The Alban Way, a popular walk/cycle path providing easy access to St Albans mainline railway station and city centre, with its diverse shopping and leisure facilities. This property is currently tenanted and will be available for owner occupation in February 2025.



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



Specialists in Bespoke Properties

- Countryside Views
- Three Bedrooms
- Off Street Parking
- Good Condition
- Large Family Garden
- Two Reception Rooms
- Chain Free
- Potential To Extend stpp

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			
Not energy efficient - higher running costs			
England & Wales		59	88
		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			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		1	1
		EU Directive 2002/91/EC	

