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Cassidy & Tate
Your Local Experts

Award Winning Agency

PALLY ROUND RUPERT
RAISING AWARENESS & FUNDS IN SUPPORT OF CLINICAL RESEARCH FOR SPINAL MUSCULAR ATROPHY (SMA)

www.cassidyandtate.co.uk

KENTISH LANE

BROOKMANS PARK

AL9 6NG

Price Guide £1,800,000

EPC Rating: D Council Tax Band: H

All The Ingredients Needed For A Fabulous Lifestyle

Situated in the highly sought-after village of Brookmans Park, this impressive five-bedroom detached residence on Kentish Lane presents an exceptional opportunity to acquire a spacious and versatile family home. Extending to approximately 2,470 sq ft, the property offers generous accommodation throughout, ideal for modern family living. The home features four well-appointed reception rooms, providing flexible spaces for entertaining, relaxing, or working from home. Large windows allow natural light to flow throughout the property, creating a bright and welcoming atmosphere in every room. Set within a substantial and private plot, the property enjoys a peaceful semi-rural setting with stunning views across the surrounding countryside. The secluded garden and grounds offer excellent outdoor space for family life, entertaining, or simply enjoying the tranquillity of the location. The accommodation further comprises five well-proportioned bedrooms and three contemporary bathrooms, offering comfortable living space for both family members and guests. Located within easy reach of local amenities, reputable schools, and excellent transport links, the property perfectly combines countryside charm with everyday convenience. In addition, the property offers exciting potential for further enhancement or extension (subject to the necessary planning permissions), allowing future owners the opportunity to tailor the home to their exact requirements. This is a rare opportunity to secure a substantial home in one of Brookmans Park's most desirable locations, ideal for families seeking space, privacy, and beautiful surroundings.

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.

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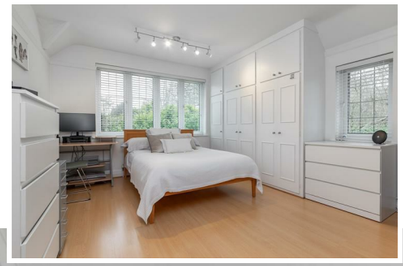
Perfect Fusion of Location And Way of Living



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.

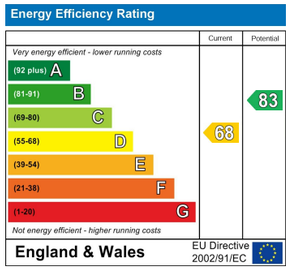
We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or 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

- Prime Brookmans Park Location
- Potential To Extend stpp
- Overlooking Countryside
- Double Garage & Driveway
- Close To Transport Links
- Substanial Plot
- Semi Rural
- Five Bedrooms & Three Bathrooms
- Four Reception Rooms
- Lovely Condition Throughout



The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

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