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Cassidy  
&Tate  
Your Local Experts



Award Winning Agency

LABURNUM GROVE

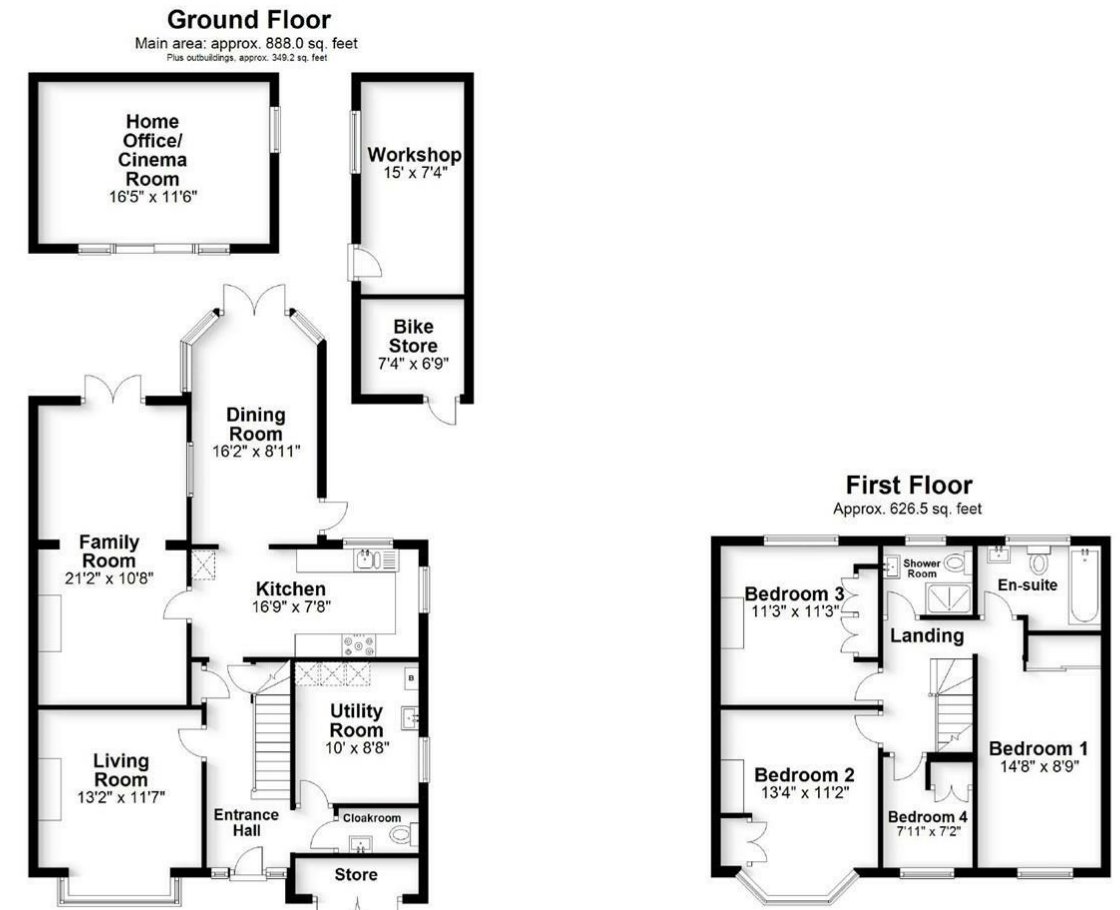
ST ALBANS

AL2 3HQ



# All The Ingredients Needed For A Fabulous Lifestyle

A stunning four bedroom semi detached 1930s home occupying a generous plot and located at the end of this sought after quiet, tree lined de sac in Chiswell Green. The property has been skilfully extended and the design detail and quality of fittings throughout combine to create a home of considerable style and elegance. On the ground floor there is a welcoming entrance hall leading to a spacious lounge with fireplace, stylish kitchen, dining/family room and separate living room both with French doors leading to the superb rear garden. In addition, there is an extra large utility room and a downstairs cloakroom. On the first floor, there are four good sized bedrooms with ensuite facilities to the main bedroom, separate shower room and air conditioning to bedroom one and two. A particular feature of the property is the mature rear garden extending to approximately 150' and thoughtfully designed for entertaining to include 'The Elephant Lodge' - a versatile, year round room which offers a relaxing and social environment. Laburnum Grove is conveniently located for Killigrew School, local amenities and the M11/M25 motorway network, while St Albans is only a short drive away.



Main area: Approx. 140.7 sq. metres (1514.5 sq. feet)  
Plus outbuildings, approx. 32.4 sq. metres (349.2 sq. feet)

Produced for Cassidy & Tate Estate Agents  
For guidance purposes only. Not to scale.

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

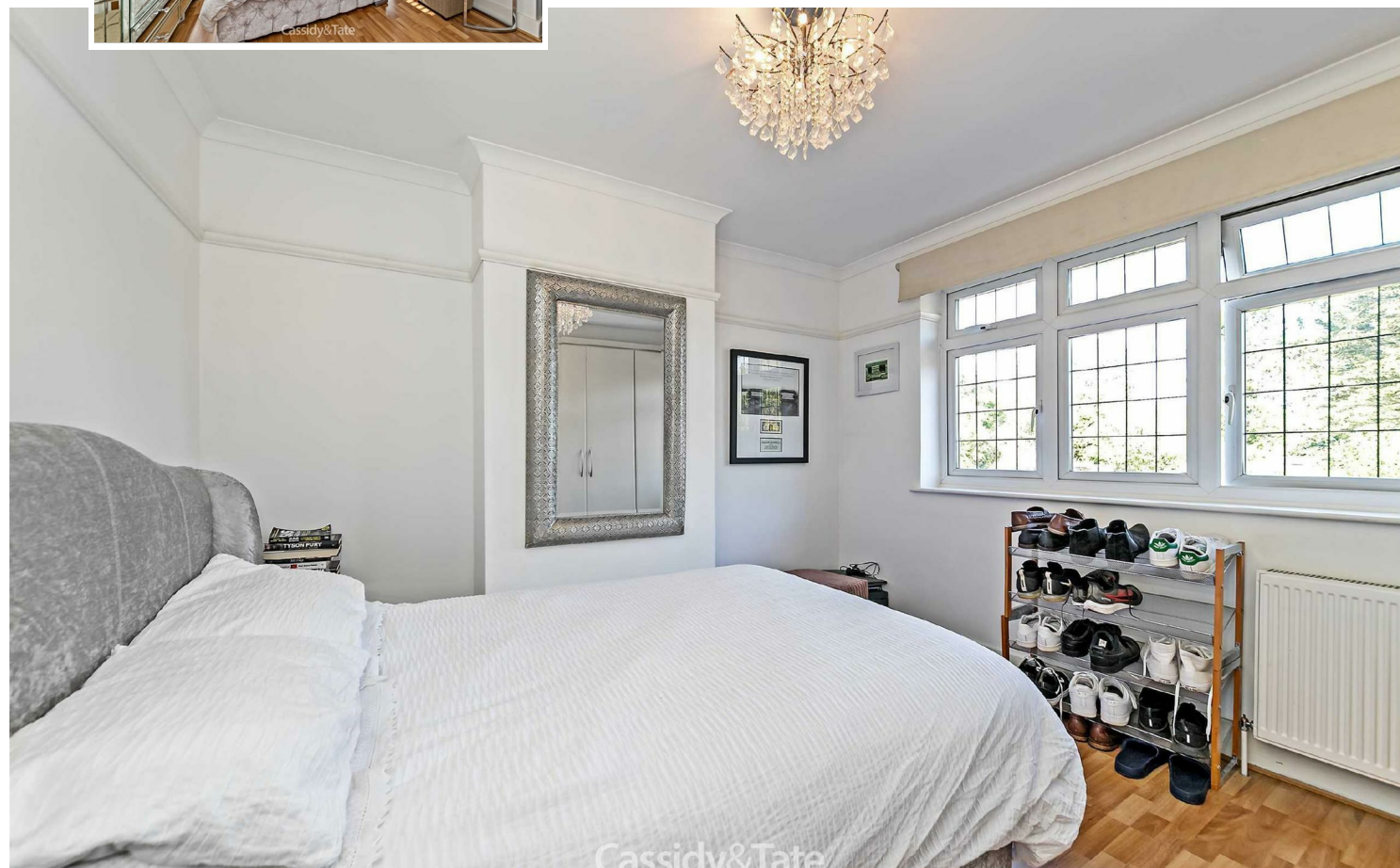
## Why Cassidy & Tate

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



Cassidy&Tate

## Specialists in Bespoke Properties

- Stunning Four Bedroom Home
- Large Rear Garden
- 1930s Character Features
- Skilfully Extended
- Cul De Sac Location
- Three Reception Rooms
- Near Killigrew School
- No Upper Chain

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>1</b>	<b>1</b>
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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