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Cassidy  
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Your Local Experts



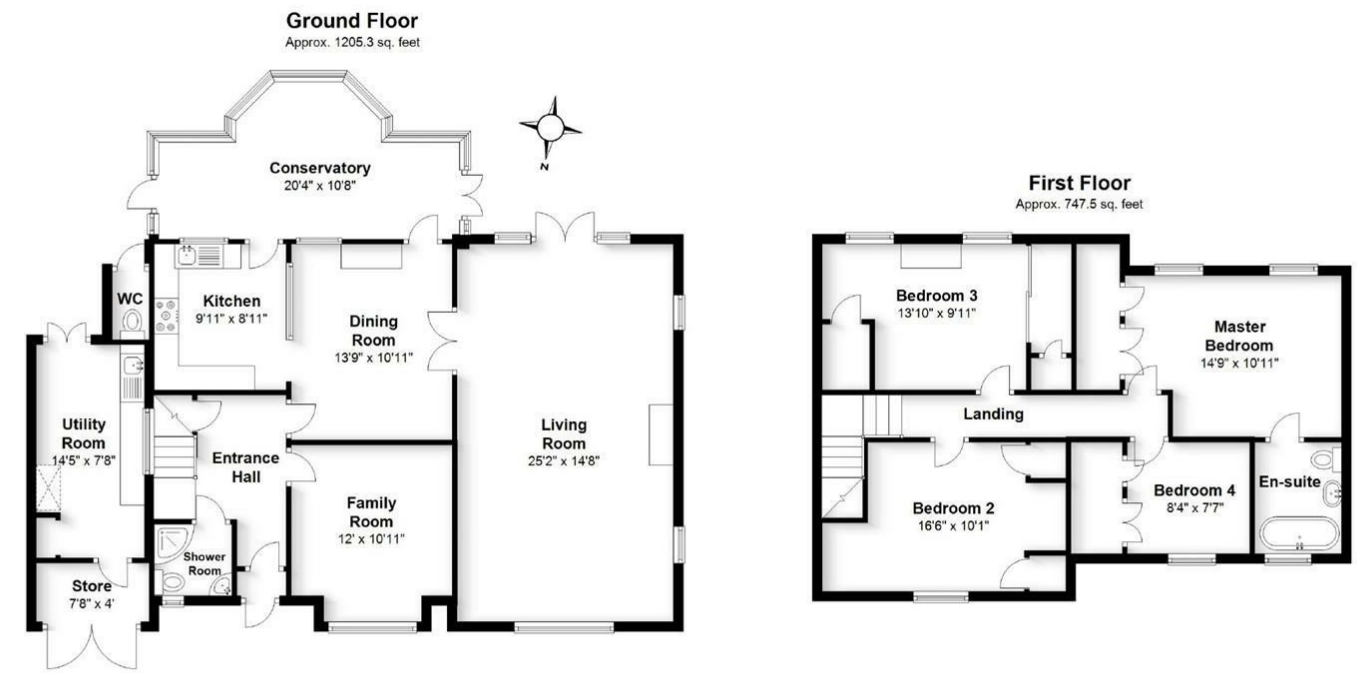
Award Winning Agency

TOMS LANE  
KINGS LANGLEY  
WD4 8NZ



## All The Ingredients Needed For A Fabulous Lifestyle

An exceptional four bedroom, four reception rooms, detached dwelling occupying a substantial plot and situated in a sought after road in Kings Langley. To the front of the property a superb gated entrance provides the perfect entry into this lovely home whilst to the rear of the property is an outstanding mature garden incorporating a paddock. The property has been cleverly designed to create an excellent sense of space which is clearly evident in the ground floor accommodation. The 25ft living room, kitchen/dining room and conservatory flow and connect making family gatherings and entertaining an easy chore whilst the separate family room is a comfortable room made for private living. Completing the ground floor accommodation is a shower room, and accessed via the outside is a utility room, store and w.c. On the first floor there is a master bedroom complete with en-suite, two double bedrooms and an additional fourth bedroom. A particular feature of this property is the outstanding rear garden with lovely formal gardens adjacent to the house. Measuring over 200ft in length and incorporating a paddock, beautiful mature shrubs, trees and plants together with a feature pond and pergola make for a wonderful vista whilst in the conservatory or the living room, and in the warmer months a large flagstone paved patio allows for perfect outdoor dining. To the front of the property a gated entrance secures privacy and a shingled driveway provides off road parking for several vehicles. Kings Langley is a delightful place to live with a great sense of identity and community spirit. The village is steeped in history yet has managed to thrive and prosper, greatly aided by its location being within 25 minutes train ride into London Euston and having immediate access onto the M1, M25 and A41. Heathrow is only 22 miles away. Luton airport only 16 miles, Stansted 56 miles.



Total area: approx. 1952.8 sq. feet

Produced for CASSIDY AND TATE  
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



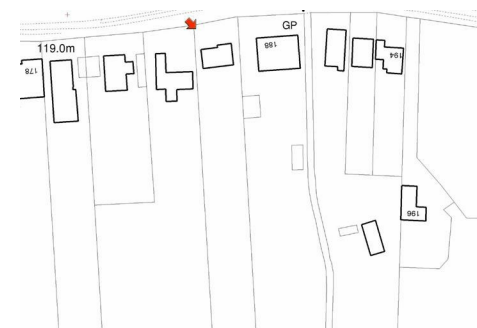
## Why Cassidy & Tate

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



## Specialists in Bespoke Properties

- Prime Location
- Four Double Bedrooms
- Four Reception Rooms
- 200ft Plus Rear Family Garden
- Detached Dwelling
- Master Bedroom En-Suite
- Utility Room & Cloakroom
- Private Gated Driveway

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			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		1	1
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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