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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

MORTIMER CRESCENT

ST. ALBANS

AL3 4GJ

Guide Price £1,100,000



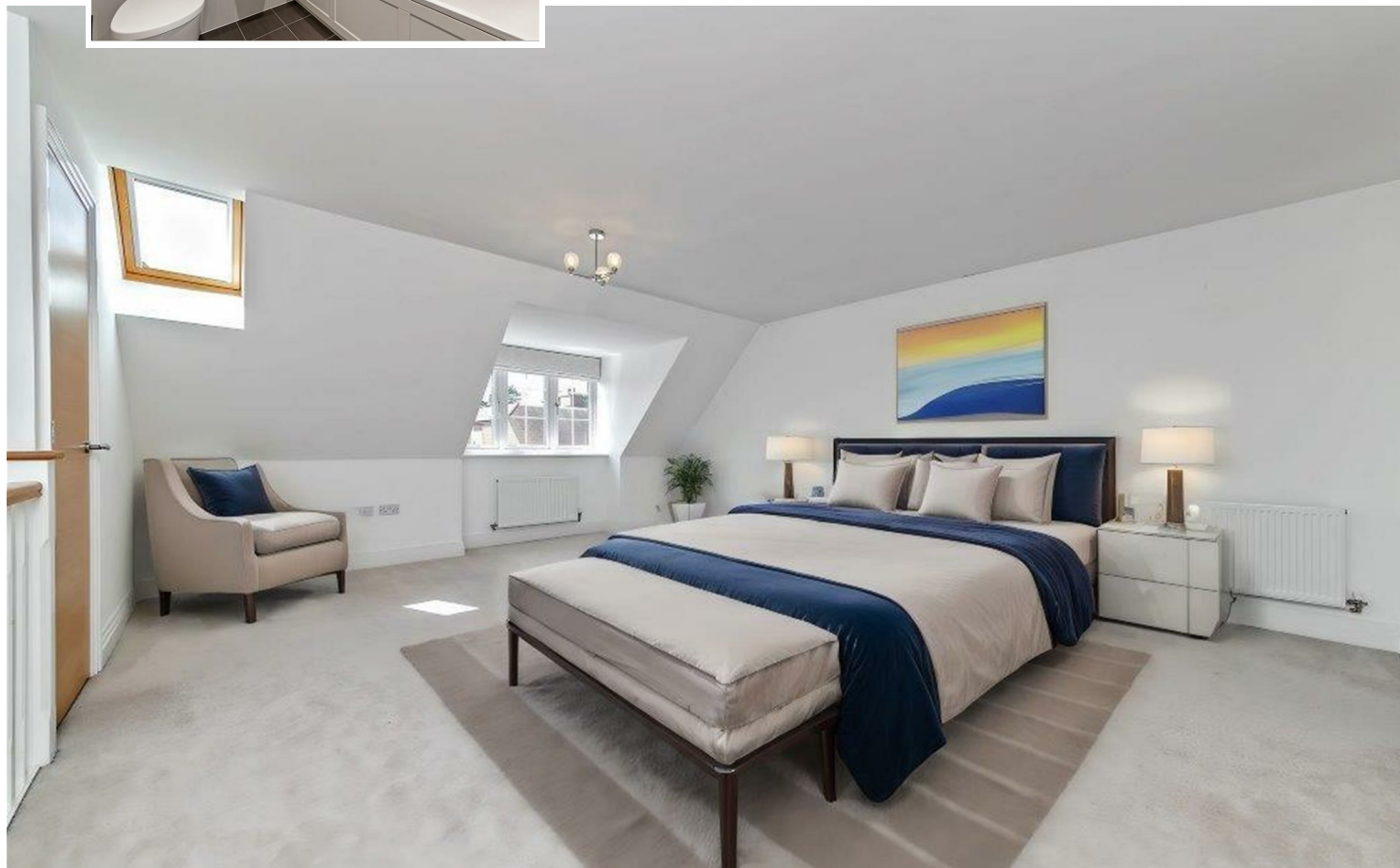
# All The Ingredients Needed For A Fabulous Lifestyle

Constructed in 2013 by renowned developers, Linden Homes, is this handsome four bedroom semi-detached residence, spread over three floors. Positioned on the fringes of Verulamium, this home combines a cleverly designed floorplan with high quality fixtures and fittings, as well as large living spaces, encompassing all the luxury required by today's modern families. The ground floor has been extended to create a wonderfully contemporary fitted kitchen/dining room with beautiful quartz work tops, integrated appliances, with views looking out to the rear garden. The ground floor is further complimented by a spacious open-plan light filled lounge, which makes the perfect room to relax or entertain in, and a cloakroom. On the first floor are three ample sized bedrooms, an en-suite bathroom and walk in wardrobe to bedroom two, and a family bathroom. A principal bedroom with en-suite shower room and walk in wardrobe can be found on the second floor. Externally, a well tended rear garden, off street parking to the front and a garage. Mortimer Crescent is a superb and convenient location for families looking to be within the catchment area of excellent schools, walking distance to Waitrose and close to beautiful open parkland found at Verulamium Park and the Cathedral.



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

- Chain Free
- Driveway
- Garage
- Two En-Suites
- Extended Kitchen
- Dressing Room
- School Catchment Area
- Close To Verulamium Park

Energy Efficiency Rating	
Current	Potential
81	88

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 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

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

