



## All The Ingredients Needed For A Fabulous Lifestyle

Nestled in the charming area of Bricket Wood, St. Albans, this impressive detached house on Mount Pleasant Lane offers a perfect blend of space, comfort, and potential. Boasting four bedrooms, this property is ideal for families seeking room to grow. The three reception rooms provide versatile living spaces, perfect for entertaining guests or enjoying quiet family time. Set on a generous plot, this home presents an excellent opportunity for those looking to extend and personalise their living space further. The ample parking available ensures convenience for residents and visitors alike. The property is conveniently located close to local shops, making everyday errands a breeze. Additionally, it falls within a desirable school catchment area, making it an attractive option for families with children. One of the standout features of this home is the secluded private rear garden, offering a tranquil retreat from the hustle and bustle of daily life. This outdoor space is perfect for summer barbecues, gardening, or simply unwinding in a peaceful setting. In summary, this detached house on Mount Pleasant Lane is a rare find, combining spacious living, potential for expansion, and a prime location. It is an ideal choice for those looking to settle in a welcoming community while enjoying the comforts of a well-appointed family home.

MOUNT PLEASANT LANE

ST. ALBANS

AL2 3XQ

Guide Price £1,095,000

EPC Rating: C Council Tax Band: G







## Specialists in Bespoke Properties

- Large Plot
- Four Bedrooms
- Scope To Extend STPP
- Close To Shops
- Detached Property
- Spacious Driveway
- Double Garage
- School Catchment Area

Free Online Valuation

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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	69	80
EU Directive 2002/91/EC		







# Perfect Fusion of Location And Way of Living

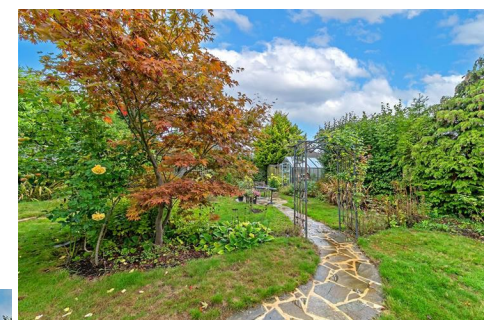
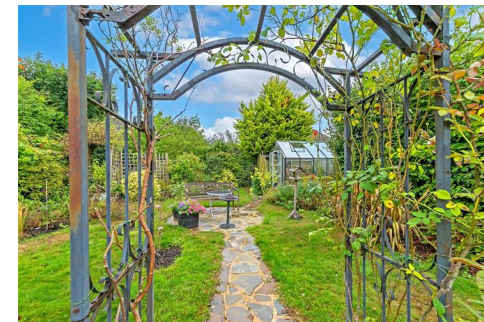
## Why Cassidy & Tate

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

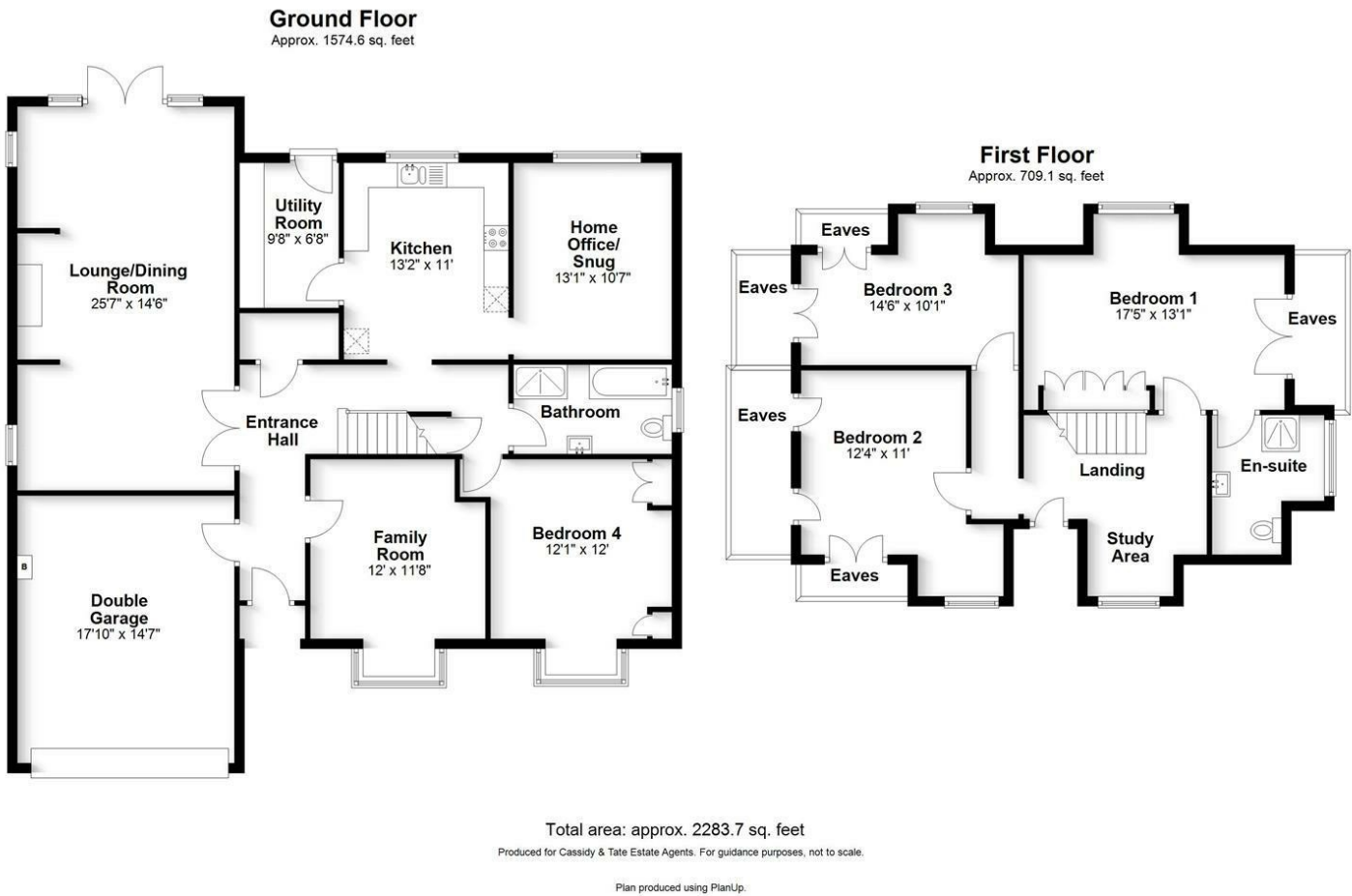




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Award Winning Agency



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.