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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

MOUNT PLEASANT LANE  
ST ALBANS  
AL2 3UX

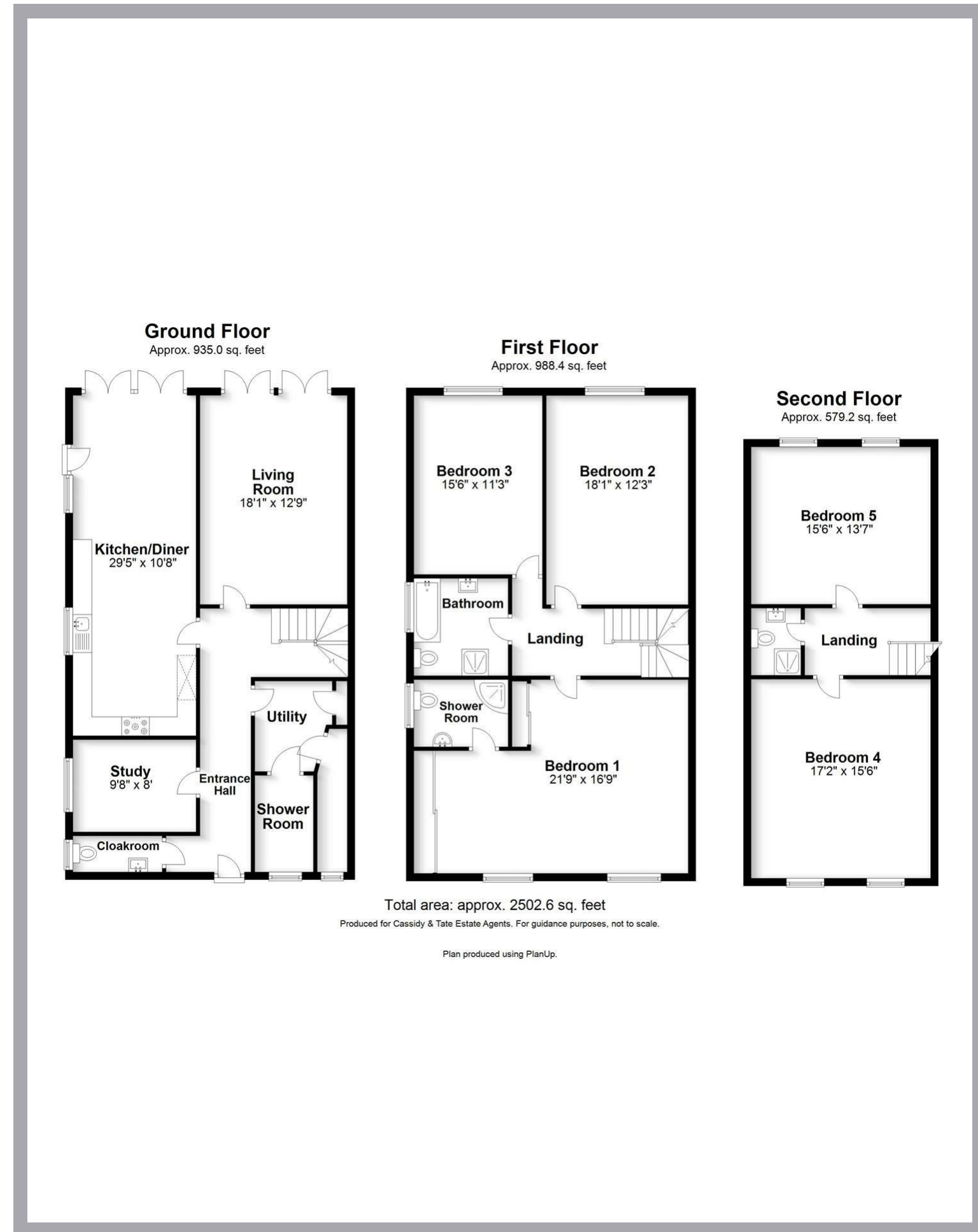
Price Guide £985,000

EPC Rating: G Council Tax Band: G



## All The Ingredients Needed For A Fabulous Lifestyle

This thoughtfully designed five double bedroom 2,500 sq ft detached residence sits on a generous plot, elegantly set behind electric gates. Boasting lavish spaces designed for ultimate living and entertaining finesse for families of all ages. Once inside you instantly appreciate the stunning contemporary ambience permeating throughout, fused with timeless colour schemes and quality fixtures and fittings. Bi-Folding doors in the modern open living room, allows for seamless indoor to outdoor living. At the heart and hub of the home is the superb open plan kitchen/diner which is the perfect setting for relaxing or entertaining. A stunning staircase rises to the first floor and leads to a master bedroom with built-in wardrobes and en-suite, two additional double bedrooms and a family bathroom with both corner shower, plus bath tub. On the second floor you'll find two further doubles serviced via a large shower room. Externally, is an attractive tiered rear garden with laid lawn, patio area and side access. To the front, a brick paved driveway with electric gates/ video entry system. Mount Pleasant Lane is conveniently situated for connections to Watford Junction and close to the open spaces of Bricket Wood Common. The M1 and M25 motorway links are also within easy access. St. Albans city centre with its extensive shopping and leisure facilities remains only a short distance away



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

- Detached Home
- Four Bathrooms
- Garden & Patio
- Three Reception Rooms
- Five Double Bedrooms
- Gated Driveway
- Semi Rural Location
- Chain Free

Free Online Valuation



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

