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Cassidy
& Tate
Your Local Experts



Award Winning Agency

www.cassidyandtate.co.uk



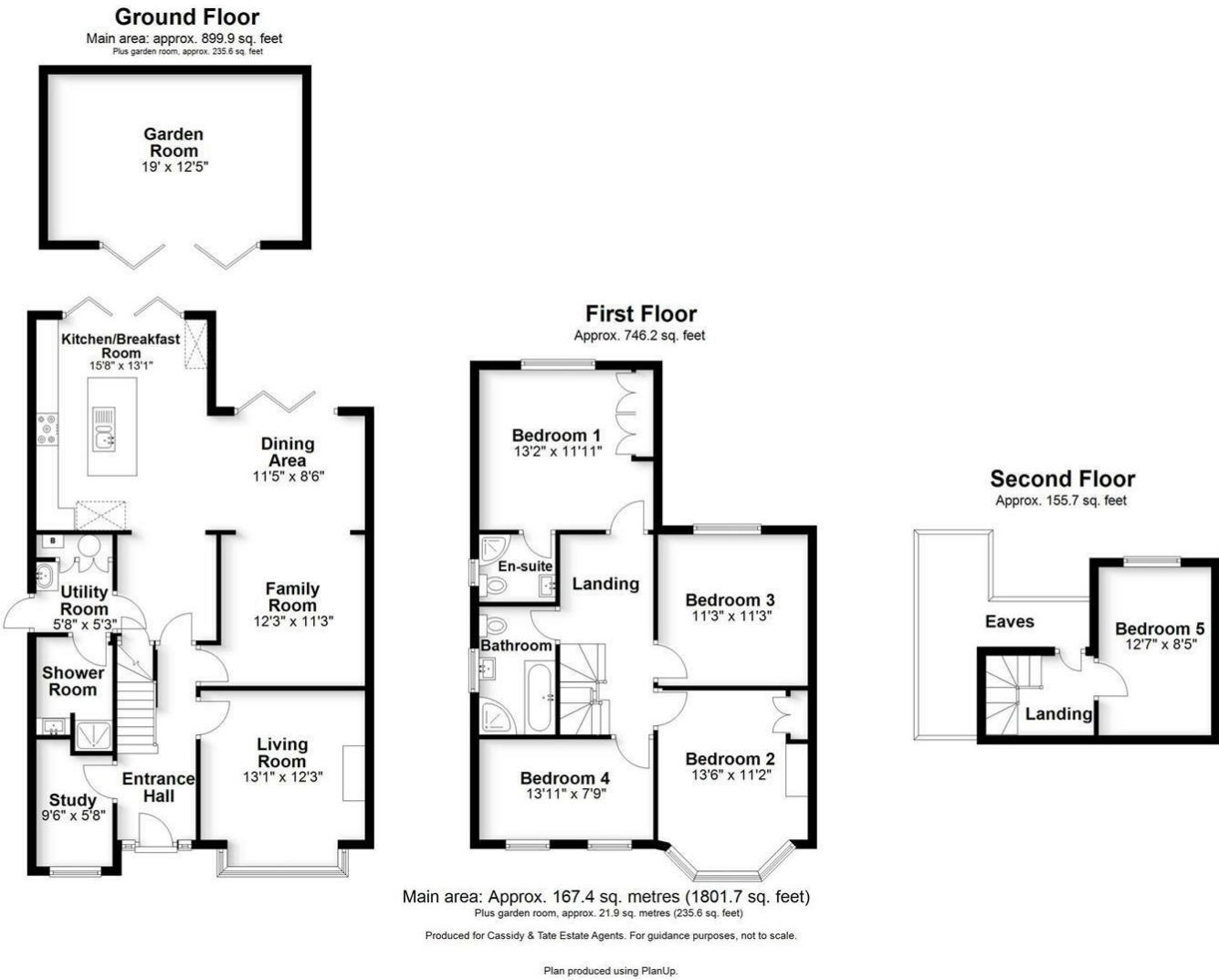
LABURNUM GROVE
ST. ALBANS
AL2 3HQ

Price Guide £1,175,000



All The Ingredients Needed For A Fabulous Lifestyle

This stunning home exudes style and elegance with its impeccable design detail and high-quality fittings. As you enter, you are greeted by a welcoming entrance hall that leads to a spacious living room featuring a cosy log burner. The ground floor also includes a study and a family room that opens to a breathtaking open-plan kitchen/breakfast/dining room. The bespoke fitted kitchen boasts integrated AEG appliances, a centre island, and bi-fold doors that provide access to a beautifully landscaped 150ft rear garden. Additionally, this level has a utility room and a modern fitted shower room. Moving upstairs, you'll find an impressive landing that leads to the main bedroom with an en suite shower room, three more double bedrooms and a stunning four-piece bathroom. The second floor is home to the fifth double bedroom, complete with built-in wardrobes. Outside, the front of the house offers a generous block paved driveway with ample parking space for several cars. There is also side access to the rear garden, mainly laid to lawn with a patio area and a superb home garden office/annex perfect for outdoor entertaining and relaxation. Laburnum Grove is conveniently located near Killigrew School, local amenities, and the M11/M25 motorway network. Additionally, the vibrant city of St Albans is just a short drive away, providing even more amenities and attractions.



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

- Large Semi Detached
- Four Reception Rooms
- Fully Refurbished
- Over Three Levels
- Open Plan Living
- Five Bedrooms
- Luxury Garden Office
- Three Bathrooms

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		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

