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Cassidy
& Tate
Your Local Experts



Award Winning Agency

BIRKLANDS LANE

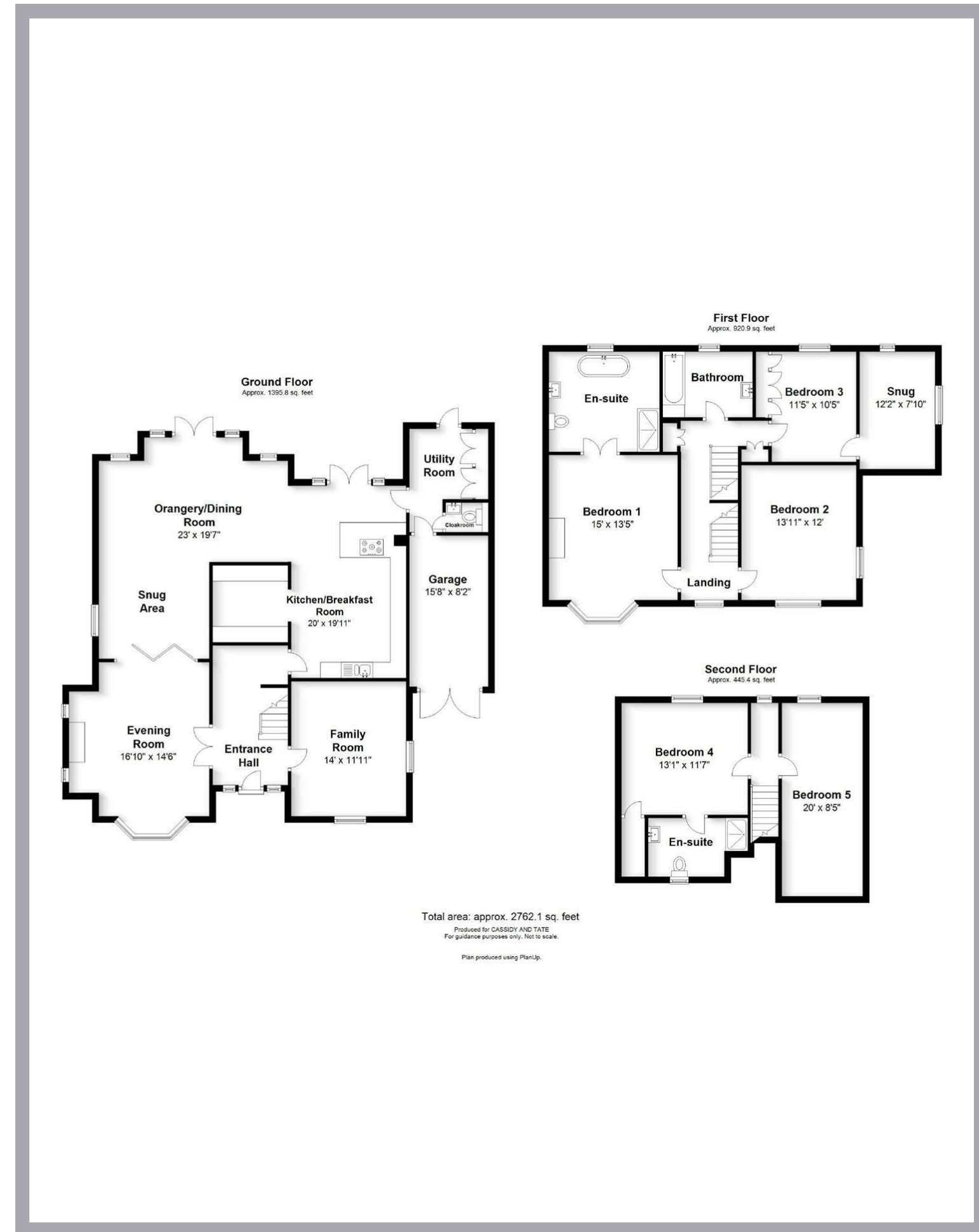
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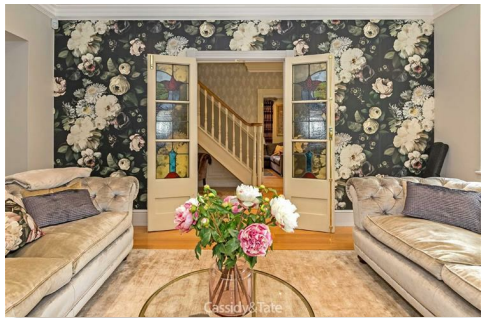
All The Ingredients Needed For A Fabulous Lifestyle

Tucked away in a tranquil setting along a private lane and nestling amidst established trees is this outstanding five bedroom, three reception room and three bathroom detached family home. It can only be described as a hidden gem and once inside you will be impressed by the premium finishes throughout and amazed by the generous proportions of the large open plan living areas which are enveloped in natural sunlight, creating a spacious family haven which exudes a relaxed elegance throughout. Expansive interiors feature open plan living areas to include a sitting room, dining area, superb orangery and a separate family room. A fabulous entertaining area for family and friends is the wonderful kitchen/breakfast room which is open and flows into the orangery. Operable windows and doors magnify natural daylight and flexibility to bring the outside in as well as allowing views over the landscaped gardens. An exquisite 'Brasserie' Smallbone kitchen with bespoke cabinetry is complemented beautifully by pickled and lime washed oak work surfaces, 'Wolf & Sub Zero' appliances and Egyptian slate flooring is warmed by underfloor heating. Luxury continues on the first floor with a master bedroom and beautiful en-suite bathroom, two additional bedrooms, a family bathroom. Two further bedrooms, one with en-suite, are situated on the second floor. Externally the gardens are as equally as beautiful as the inside. The rear garden is professionally landscaped with a secret sunken garden as well as an entertaining and children's area, plus a lovely summer house. To the front, an electronic gated & walled entrance leads to a block stoned driveway offering ample off street parking. Greenways, is conveniently located for access to the M11/25 motorway networks, excellent schools and various shopping/leisure conveniences.



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

- Gated Detached Residence
- Five Reception Areas
- Master Bedroom En-Suite
- Gated Driveway
- 'Smallbone' Kitchen
- Five Double Bedrooms
- Split Over Three Levels
- Large Landscaped Garden



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 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	1	1
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

