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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency

WHITE HORSE LANE  
ST. ALBANS  
AL2 1JP



# All The Ingredients Needed For A Fabulous Lifestyle

An extended well presented four bedroom detached family home situated on a popular road in London Colney overlooking parkland. Upon entering the property there is a spacious hallway which leads on to the reception rooms and downstairs cloakroom. The spacious sitting room extends from front to back with a dual aspect. The kitchen is open plan through to the dining area creating a wonderful entertaining area. The kitchen is well appointed with stone worktops, integrated appliances and a central island. Off the kitchen dining room is a separate utility which in turn leads to a covered workshop area with doors to the front and rear gardens. On the first floor the principal bedroom has an en suite. There are three further double bedrooms served by a family bathroom and separate shower room. The overall condition of the house is of a high standard. Outside to the front there is parking for a number of vehicles. The front is partially screened by a hedgerow. Side access leads to the rear garden which has an extensive decked area leading to a level lawn. There is also a garage to the rear of the garden and a garden room. The garden is an excellent child friendly space with screening to all sides. White Horse Lane is conveniently located for good local amenities and the excellent shopping facilities at Colney Fields. EPC Band 'C'. Council Tax Band 'F'. The property has had Planning Permission passed REF: 5/2022/0095 to be altered into two semi detached dwellings which subject to reapplication could be changed further to suit.



**Ground Floor**  
Main area: approx. 903.1 sq. feet  
Plus garage, approx. 255.3 sq. feet  
Plus summer house, approx. 98.8 sq. feet

**First Floor**  
Approx. 768.1 sq. feet

Main area: Approx. 155.3 sq. metres (1671.2 sq. feet)  
Plus garage, approx. 23.7 sq. metres (255.3 sq. feet)  
Plus summer house, approx. 9.2 sq. metres (98.8 sq. feet)

Produced for Cassidy & Tate Estate Agents  
For guidance purposes only. Not to scale.

Plan produced using PlanUp.

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

- Extended Detached Family Home
- Open Plan Kitchen/ Dining Room
- Front To Back Lounge
- Four Excellent Bedrooms
- En Suite, Family Bathroom, Shower Room
- Private Secluded Gardens
- Ample Parking & Garage
- Excellent Condition Throughout

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		
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



