

St Albans Office
10 High Street, St Albans
Herts AL3 4EL
01727 228428
stalbans@cassidyandtate.co.uk

Marshalswick Office
59 The Quadrant, St Albans,
Herts AL4 9RD
01727 832383
marshalswick@cassidyandtate.co.uk

Wheathampstead Office
39 High Street, Wheathampstead,
Herts AL4 8BB
01582 831200
wheathampstead@cassidyandtate.co.uk

Knightsbridge Office
45 Pont Street, Knightsbridge
London SW1X 0BD
020 7629 9966
26@theknightsbridgeoffice.co.uk

Cassidy
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Your Local Experts



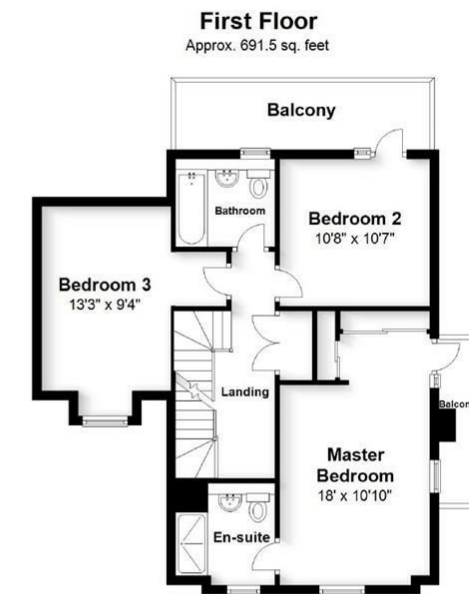
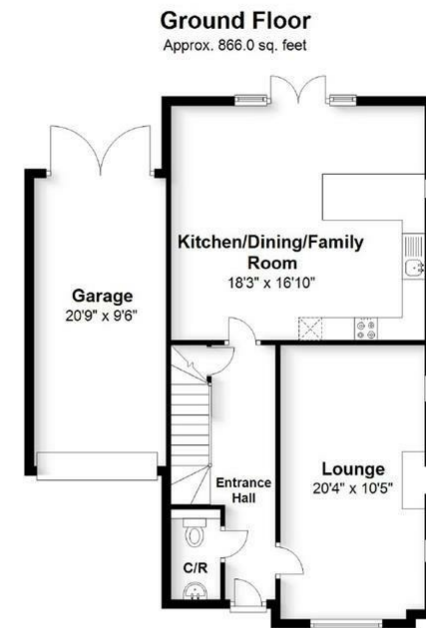
Award Winning Agency

KINGCUP AVENUE
LEVERSTOCK GREEN
HP2 4GF



All The Ingredients Needed For A Fabulous Lifestyle

With impressive views overlooking rolling fields and offering a contemporary way of living is this modern five bedroom detached property of generous proportions and is presented in beautiful decorative order throughout. Arranged on three floors, this home will appeal to any potential family looking for versatile and functional living spaces, especially for those fervent to the modern wish for open plan living. The heart of the home is the superb open kitchen/dining/family room where modern fitted kitchen wall and base units are complemented beautifully by granite work tops and quality integrated appliances, the family area has patio doors looking out to the rear garden and the dining area is the perfect place to catch up with family whilst dining. For family members seeking privacy a separate lounge situated to the front of the property is a cosy and comfortable room. The master bedroom enjoys the facilities of an en-suite and both master and bedroom two boast balconies with views overlooking countryside. A stylish family bathroom serves bedrooms two and three, whilst an additional bathroom on the second floor serves bedrooms four and five. A low maintenance rear garden complements the property further and to the front a brick paved driveway provides off road parking which in turn leads to the garage. Kingcup is situated in Leverstock Green, a popular suburb in Hemel Hempstead, close to good village amenities and a village primary school. The property is being sold with the added benefit of some years remaining on the building warranty.



Total area: approx. 2076.9 sq. feet

Produced for CASSIDY AND TATE
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

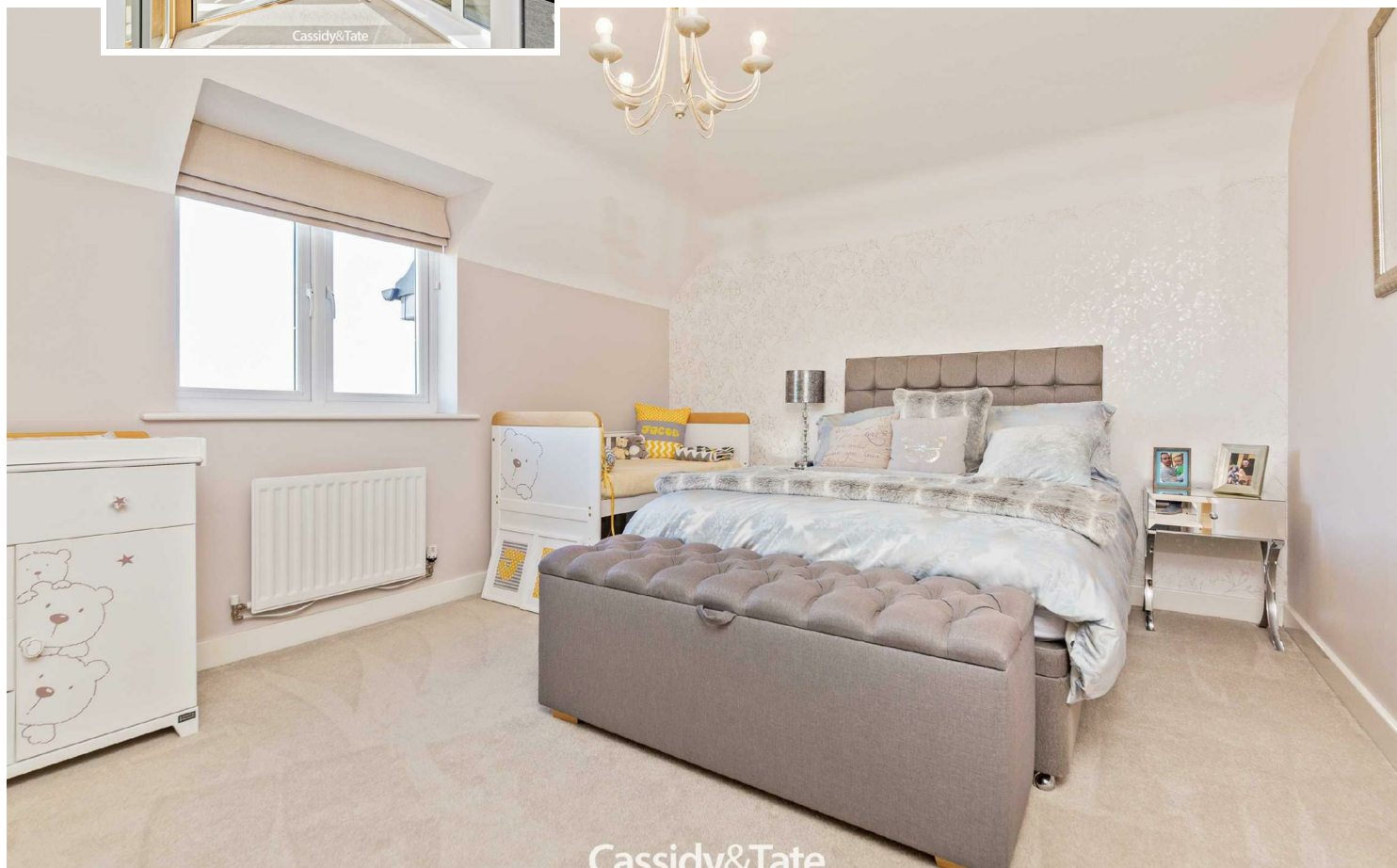
Why Cassidy & Tate

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



Cassidy&Tate

Specialists in Bespoke Properties

- Link Detached
- En-Suite to Master
- Off Street Parking
- Kitchen/Breakfast Room
- Five Double Bedrooms
- Balcony to Master
- Cloakroom
- Car Port

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
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