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Cassidy  
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Your Local Experts



Award Winning Agency



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LABURNUM GROVE

ST. ALBANS

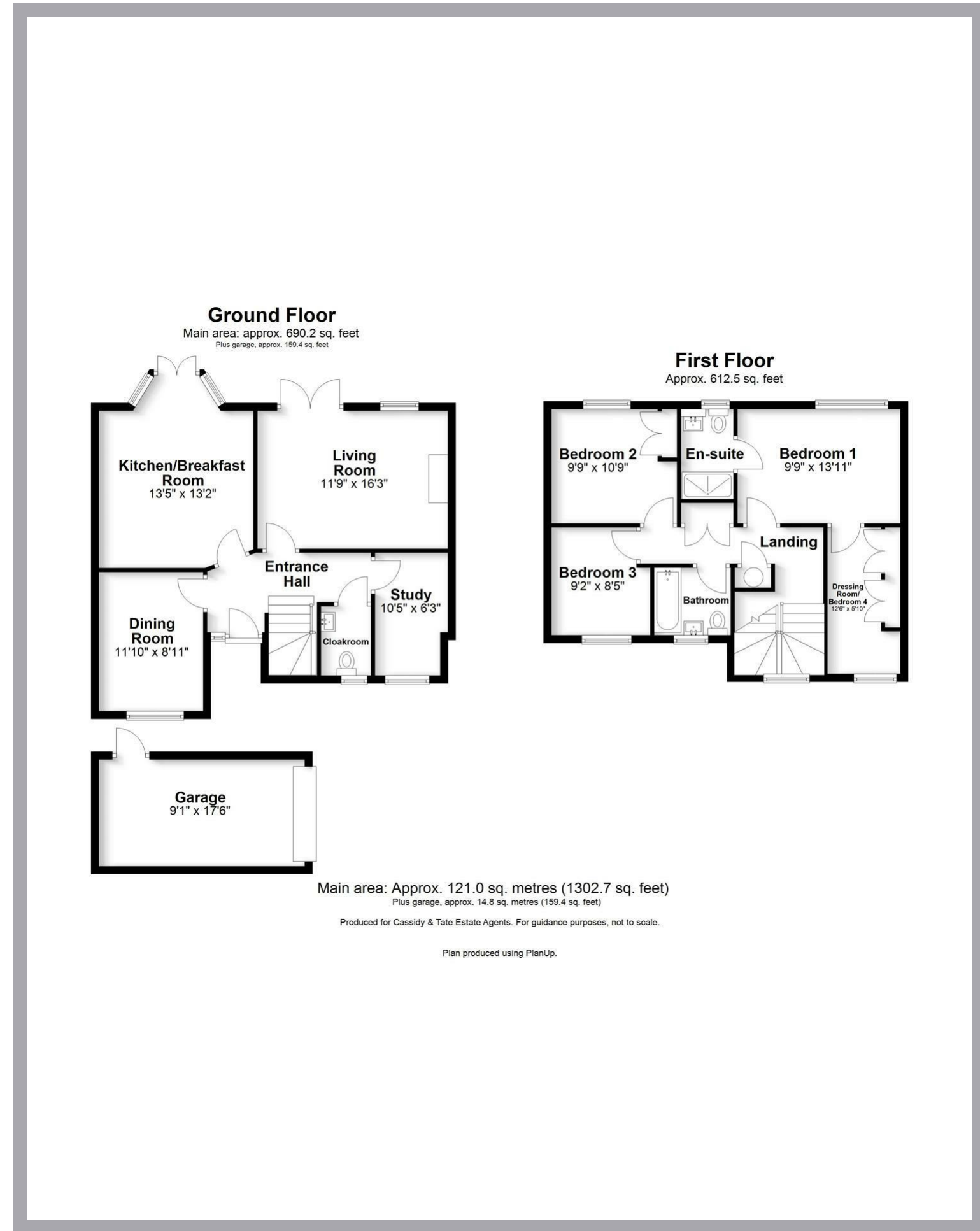
AL2 3HQ

Asking Price £900,000



## All The Ingredients Needed For A Fabulous Lifestyle

Welcome to Laburnum Grove, Chiswell Green - a charming location that could be the perfect setting for your new home! This modern detached house boasts three spacious bedrooms, ideal for a growing family or those in need of extra space. As you step inside, you'll be greeted by not one, not two, but three reception rooms, offering plenty of flexibility to create the perfect living space to suit your needs. The property also features two bathrooms, ensuring convenience and comfort for all residents. One of the highlights of this property is the detached garage, providing ample space for parking or storage. This property also has potential to be converted into a four bedroom if desired. Situated on a private road with just three other dwellings, you can enjoy peace and tranquility while still being within easy reach of local amenities. The property also has a gate leading out onto the popular Greenwood Park. Don't miss the opportunity to make this modern detached house your own - book a viewing today and envision the possibilities that await in this lovely home in Laburnum Grove.



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

- Beautiful Detached Home
- Three Reception Rooms
- Landscaped Gardens
- Walk In Dressing Room
- Three Double Bedrooms
- Garage & Parking
- Modern Development
- Potential Fourth Bed

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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