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Cassidy
&Tate
Your Local Experts



Award Winning Agency

www.cassidyandtate.co.uk



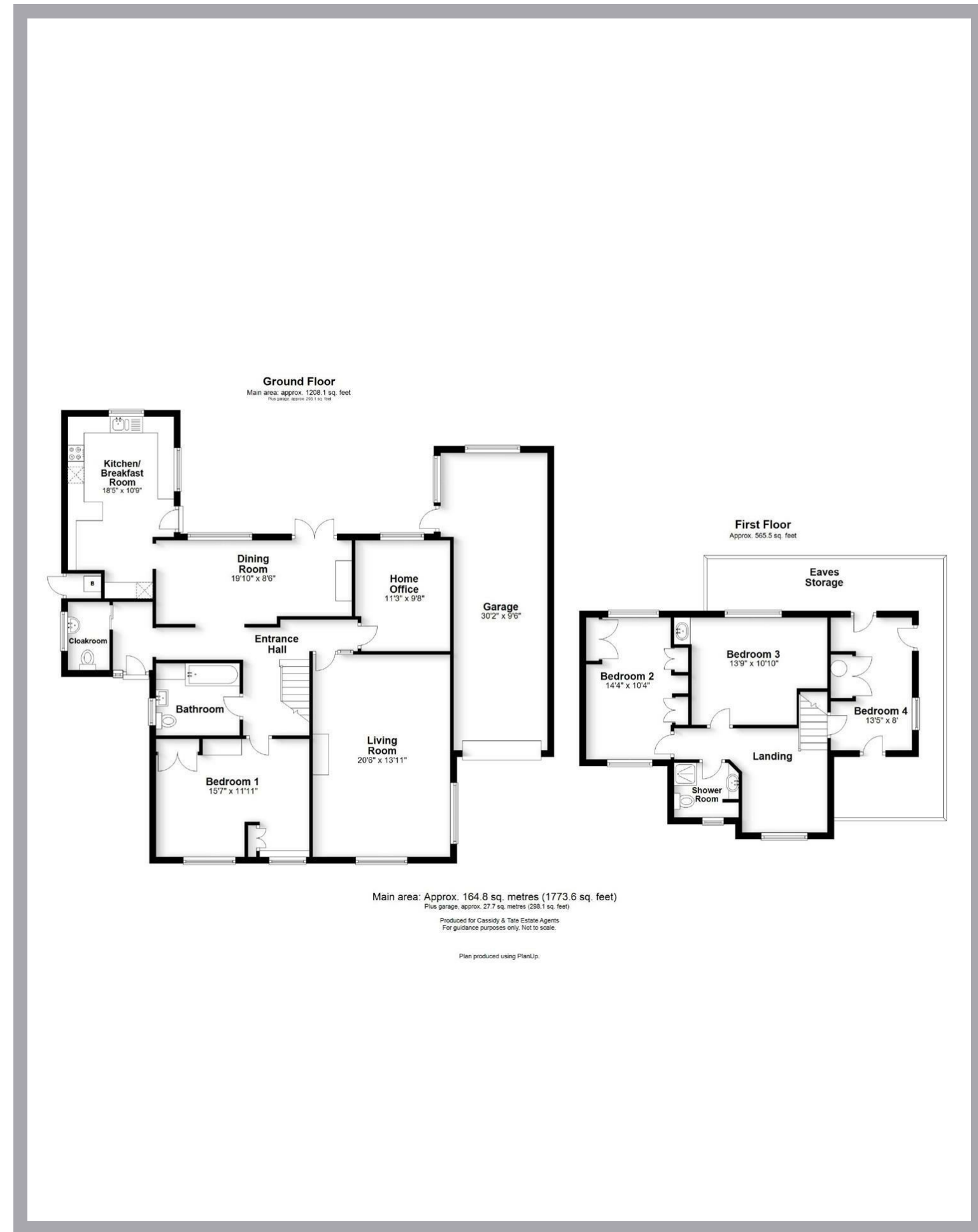
LYE LANE
ST. ALBANS
AL2 3TE

Guide Price £895,000



All The Ingredients Needed For A Fabulous Lifestyle

Discreetly positioned is this exceptional opportunity to acquire this four bedroom, detached chalet bungalow, located on the outskirts of St. Albans. The property sits on a large plot with beautiful vistas of a mature garden. The property as it stands is need of some modernisation and updating but has the potential to be transformed into a beautiful family home, subject to obtaining the relevant planning consents. Accommodation is spread over two levels with a floor plan measuring approximately over 1,700 sq ft. The ground floor comprises of an entrance hall, cloakroom, 20ft living room, separate dining room, kitchen/breakfast room, bathroom and a double bedroom. Upstairs are three additional bedrooms, a shower room and plenty of eaves storage space. Externally the property overlooks a large and very mature rear garden and to the front is an extensive driveway providing parking for several vehicles. The property is situated on a sought after road where several detached and individually designed homes can be found. Lye Lane is a favoured address where the surrounding motorway networks and Radlett mainline station, with direct trains into London, is easily accessible.



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

- Very Large Corner Plot
- Chain Free
- Currently Four Bedrooms
- Needs Modernising Throughout
- Huge Amount Of Potential
- Potential For New Build STPP
- Detached Bungalow
- Open Day

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		31	34
		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		32	32
		EU Directive 2002/91/EC	

