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Cassidy  
&Tate  
Your Local Experts



Award Winning Agency

LABURNUM GROVE

ST. ALBANS

AL2 3HQ



## All The Ingredients Needed For A Fabulous Lifestyle

The design detail and quality of fittings throughout combine to create a home of considerable style and elegance. Downstairs there is a welcoming entrance hall with door leading to spacious lounge with log burner, useful study room, 21ft family room opening up to a stunning open plan kitchen/dining room with a bespoke fitted kitchen including integrated AEG appliances, cooking island and bi-fold doors opening to a mature landscaped 150ft rear garden. In addition, there is a utility area and modern fitted shower room. Downstairs has engineered oak flooring throughout, USB plug sockets and partly recessed spotlighting. On the first floor there is an impressive landing with master bedroom and en suite shower room, three further double bedrooms and a stunning four-piece bathroom. On the second floor is the fifth (double) bedroom with built-in wardrobes. Downstairs has engineered oak flooring throughout, USB plug sockets and partly recessed spotlighting. To the front of the house there is a generous block paved driveway offering parking for several cars and side access to the rear garden. The rear garden is mainly laid to lawn with a superb patio area. Laburnum Grove is conveniently located for Killigrew School, local amenities and the M1/M25 motorway network, while St Albans is only a short drive away.



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

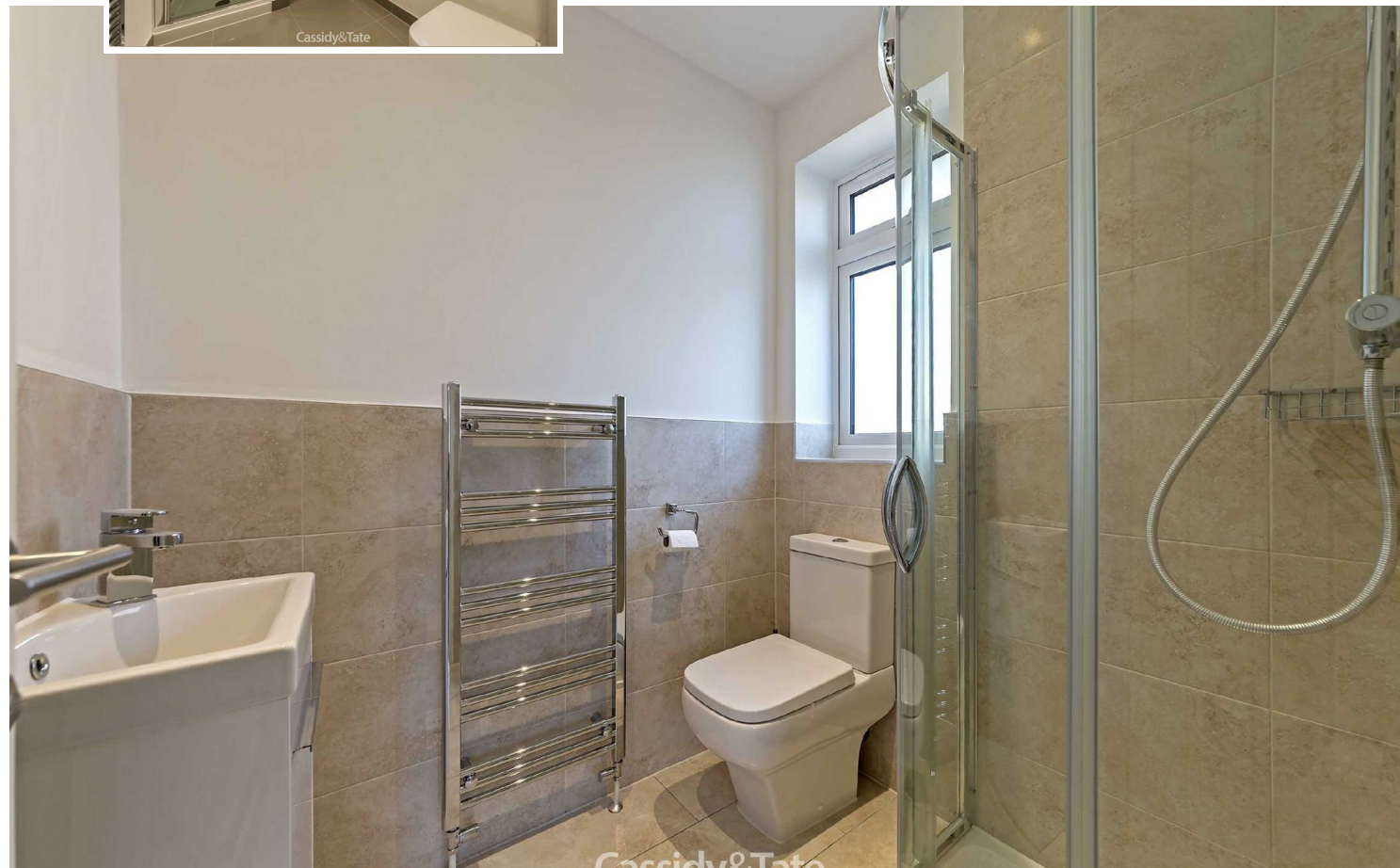
## Why Cassidy & Tate

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

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>	<b>1</b>	<b>1</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>	<b>1</b>	<b>1</b>
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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