

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
& Tate
Your Local Experts



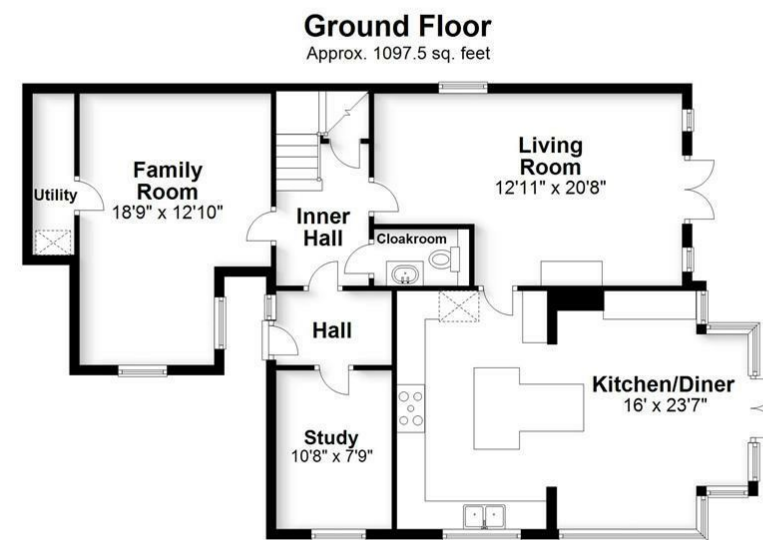
Award Winning Agency

SUN LANE
HARPENDEN
AL5 4EX



All The Ingredients Needed For A Fabulous Lifestyle

This exceptional, beautifully presented, four bedroom detached home enjoys a prime position, located in the heart of Harpenden. Extended and impeccably styled to a high specification, with a contemporary lifestyle in mind, the property benefits from spacious accommodation with light-filled living spaces. At the front of the house, there is a driveway with parking for two cars and secure gating. Internally an entrance hall welcomes you into the home. From the hallway, looking to your left offers an enticing glimpse of the family room, with a vaulted ceiling and access to the utility room. To your right a living room with an open fireplace and double doors which lead to the garden. The kitchen/dining room includes bespoke units and a large island with granite worktop, together with attractive Amtico flooring. A well-crafted orangery boasts a glass vaulted ceiling encompassing the dining room extension attracting ones attention and sets the scene to what lies within. Completing the ground floor is a study and cloakroom. Upstairs, there are four good size double bedrooms, with an en-suite to bedroom three. The family bathroom, serving the remaining bedrooms, is stunning. Complete with sink, freestanding bath and w/c. Outside, is equally impressive. The enclosed walled rear garden is well designed and includes a sizeable patio and an attractive curved lawn with well stocked borders with a variety of plants, an ideal setting for alfresco dining.



Total area: approx. 1893.1 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

- Charming Period Property
- Gated Parking
- Four Bedrooms
- Open Fireplace
- Town Centre Location
- Walking Distance To Station
- Complete Chain
- Detached

| 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 | | |
| | | 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 | | |
| | | EU Directive 2002/91/EC |

