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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

LAURELSFIELD
ST. ALBANS
AL3 4BZ

Price Guide £1,350,000



All The Ingredients Needed For A Fabulous Lifestyle

An individual detached family home with four double bedrooms located in a quiet cul de sac within the highly popular Parish of St Stephens, to the south of the City centre. The property was built approximately 20 years ago and offers exceptionally well proportioned rooms throughout and is deceptively spacious. Upon entering the property there is a spacious L shaped reception hall. There is a downstairs cloakroom, sitting room, separate dining room, study/playroom and a well appointed kitchen breakfast room. There are four double bedrooms with the principal bedroom and guest room both having en suites as well as a separate family bathroom. Outside there are enclosed private front and rear gardens with parking and a single integral garage. Excellent schools, extensive shopping and leisure facilities are all very close by. The property is ideal for the commuter with easy vehicular access onto the M1 and M25 network with the mainline city station having access to Kings Cross St Pancras. Laurelsfield is located approximately a half hour's walk through the beautiful Verulamium Park and lake, past the Cathedral and onto the High Street. The property is being sold with no onward chain. EPC rating 'C'. Council Tax 'G'.



Total area: approx. 2616.4 sq. feet
 Produced for Cassidy & Tate Estate Agents. For guidance purposes, 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

- Detached Family Home
- Three Bathrooms
- Garage & Parking
- Over 2600 Square Feet
- Four Double Bedrooms
- Three Reception Rooms
- Utility & Cloakroom
- Chain Free

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	

