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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

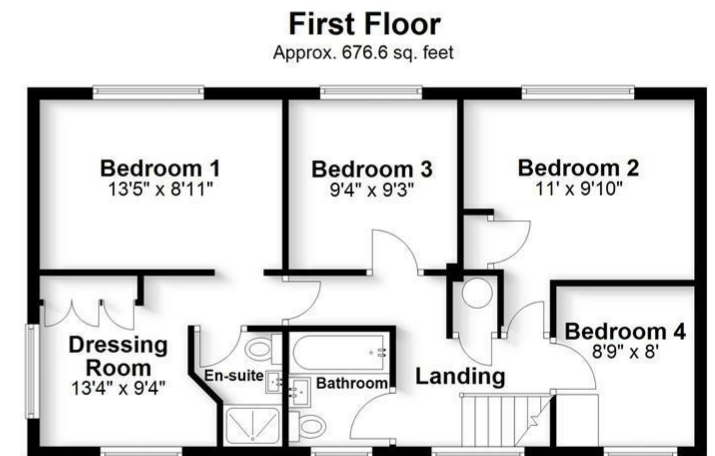
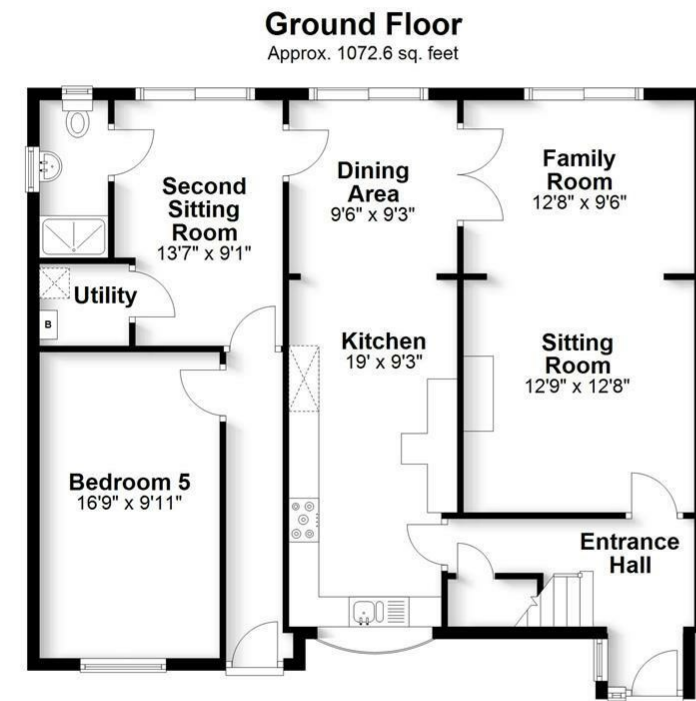
LANGLEY GROVE
ST. ALBANS
AL4 9DU

Offers In Excess Of £900,000



All The Ingredients Needed For A Fabulous Lifestyle

Welcome to Langley Grove, Sandridge, St. Albans - a charming location for this beautiful house that is now available for sale. This property is a delightful house that offers a perfect blend of comfort and style. Located in the picturesque Sandridge village, this house is sure to capture your heart. This substantial family home boasts a prime location with easy access to local amenities, schools, and transport links. Langley Grove is known for its peaceful surroundings and friendly community, making it an ideal place to call home. The house features spacious rooms filled with natural light, creating a bright and airy feel throughout. The modern kitchen is perfect for whipping up delicious meals, while the cosy living room provides a relaxing space to unwind after a long day. Upstairs, you will find well-appointed bedrooms. The master bedroom is a true sanctuary with its own dressing room and en-suite bathroom. The additional bedrooms are perfect for family members or guests, ensuring everyone has their own comfortable space. There is a useful ground floor fifth bedroom with additional family room and utility room which has great annex potential for a dependant relative as this wing has its own entrance. Outside, the property boasts a lovely garden where you can enjoy the fresh air and soak up the sunshine. Whether you're hosting a summer barbecue or simply enjoying a quiet morning coffee, the outdoor space is a true gem as the garden is much larger than average. This house offers a wonderful combination of location, comfort, and style, making it a perfect place to create lasting memories. This highly sought-after village is vibrant and with a great community spirit, separate from St Albans with its own identity but close enough to walk into the city centre. There are three great public houses and a junior school together with busy local store and Church. Nearby Heartwood Forest with miles of walks is a short walk away.



Total area: approx. 1749.2 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

- Five Bedrooms
- Sandridge Village
- Versatile Family Accommodation
- Huge Garden
- Heartswood Forest
- Local Public Houses and Shop
- Ground Floor Bedroom & Shower
- EPC C

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	

