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Cassidy  
&Tate  
Your Local Experts



Award Winning Agency



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NOKE LANE  
ST. ALBANS  
AL2 3NY

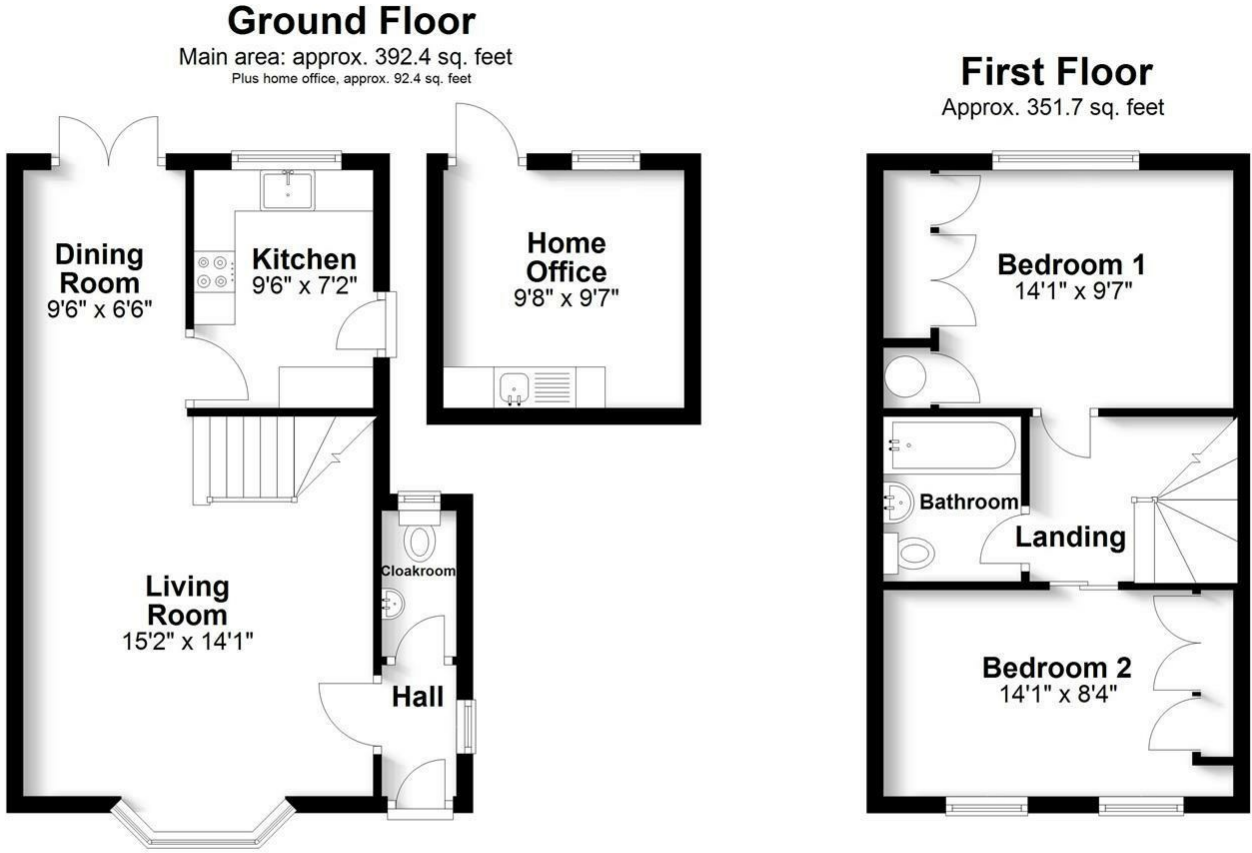
Offers In Excess Of £600,000





# All The Ingredients Needed For A Fabulous Lifestyle

Nestled on Noke Lane, just outside the charming city of St. Albans, this delightful semi-detached house perfectly blends modern living and countryside tranquillity. Boasting a spacious 744 sq ft, this property features a cosy reception room and diner, two inviting bedrooms, (formerly three), and a well-appointed bathroom. The property's modern design with traditional style features will impress, providing a comfortable and stylish living space for you and your family, with gated off-street parking available for any number of vehicles and a good-sized garden. Imagine waking up to the serene surroundings of country living while still being close to all amenities. Whether looking for a peaceful retreat or a place to call home, this property offers the best of both worlds.



Main area: Approx. 69.1 sq. metres (744.1 sq. feet)  
Plus home office, approx. 8.6 sq. metres (92.4 sq. feet)

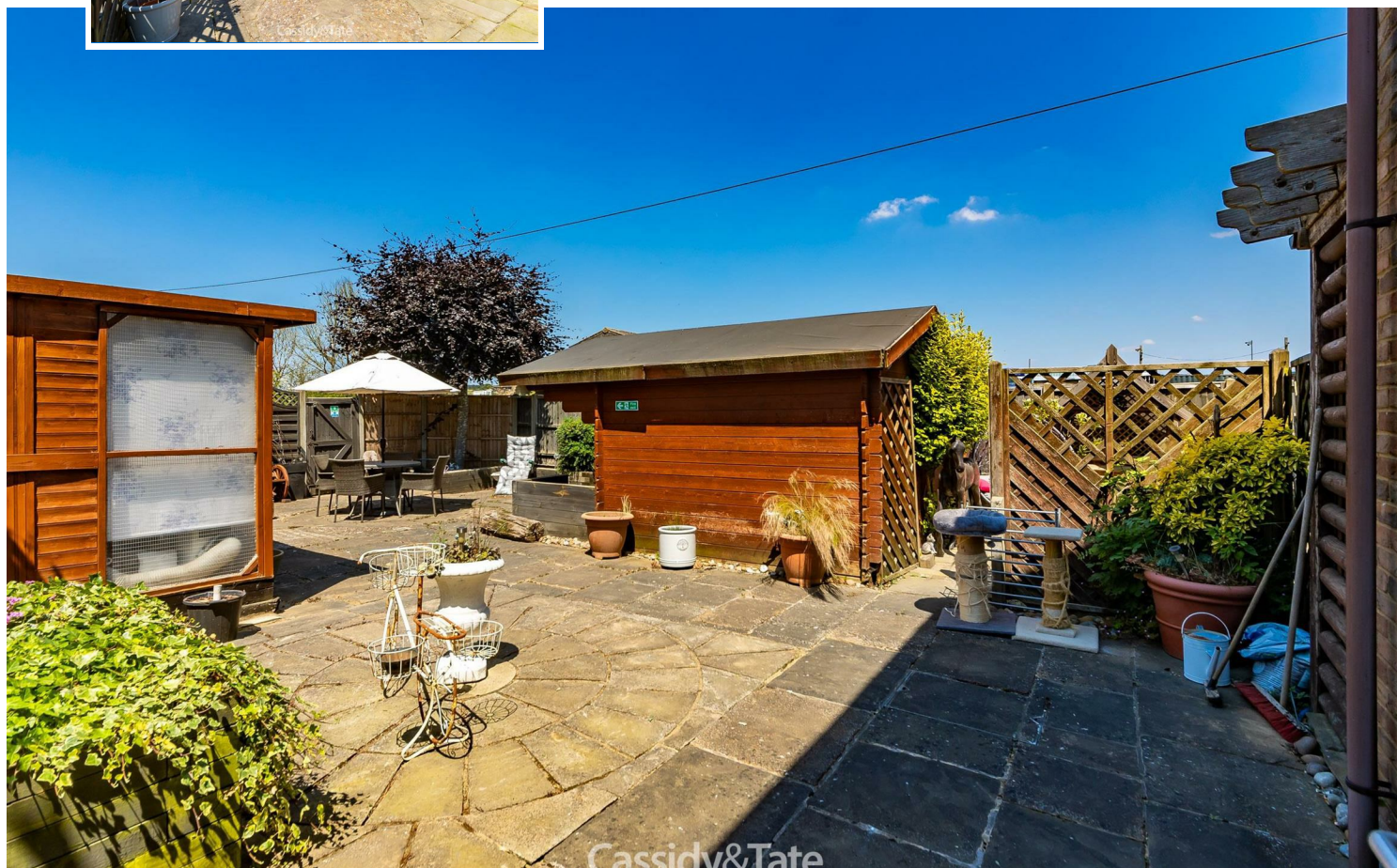
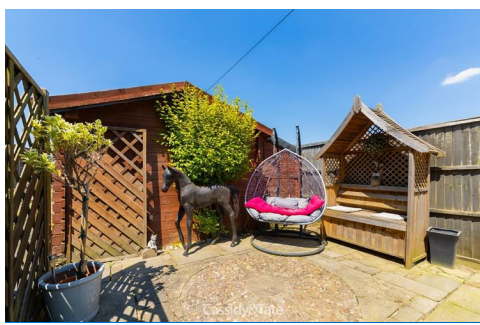
Produced for Cassidy & Tate Estate Agents. For guidance purposes, not to scale.

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

- Two Bedrooms (Was Three)
- Semi -Rural Location
- Cattery Potential
- Council Tax Band E
- Cottage Style Home
- Garden & Parking
- Enclosed Gardens & Garden Office
- EPC: D

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	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



