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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

HENDERSON PLACE
ABBOTS LANGLEY
WD5 0RE

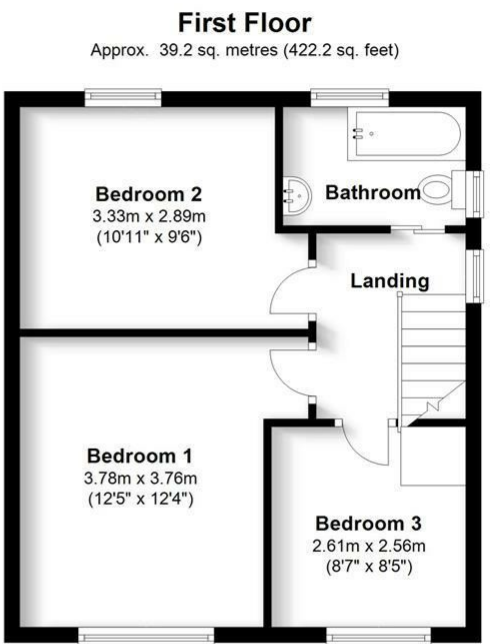
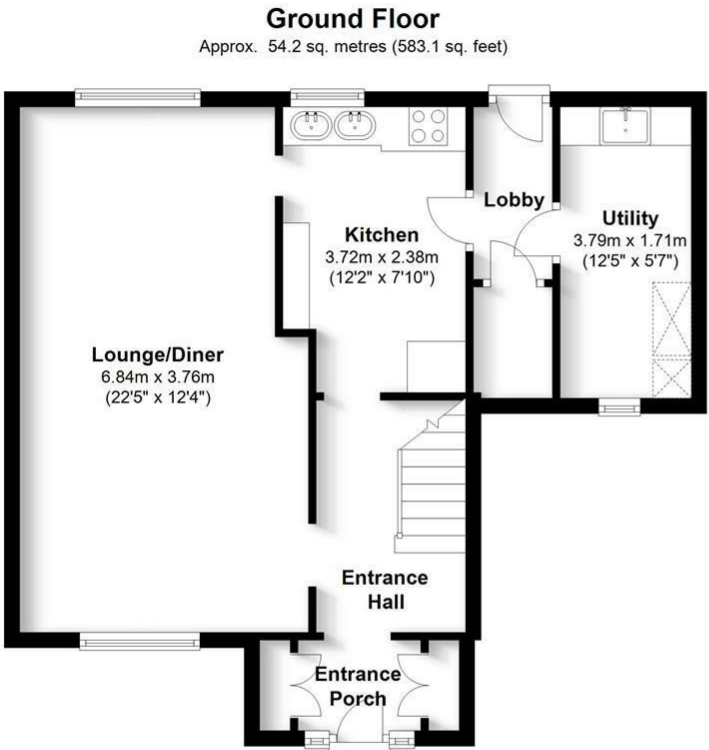
£2,250 PCM

EPC Rating: Council Tax Band: D



All The Ingredients Needed For A Fabulous Lifestyle

This beautiful three bedroom semi detached property is nestled in a cul de sac location within a semi rural village close to Abbots Langley. The property is newly redecorated throughout, and complimented by solid wood flooring in almost all of the living accommodation. On the ground floor is a dual aspect, front to back lounge/diner, a fitted kitchen , and an inner lobby which gives access to the utility room, a store cupboard and courtesy door to the outside. Upstairs are two double bedrooms, a third ample sized bedroom and the family bathroom. A landscaped rear garden, enclosed by timber boundary fencing, enhances the property further, whilst to the front of the property allows for off road parking which in turn leads to the garage. Bedmond is a small hamlet located approximately one mile north of Abbots Langley. Bedmond supplies efficient local and regional transportation networks including the M25 and M1 motorways, rail and tube links.



Total area: approx. 93.4 sq. metres (1005.3 sq. feet)

Produced for CASSIDY AND TATE
For guidance purposes only. Not to scale. Outbuildings not included in square footage.
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

- Popular Village Location
- Open Plan Living/Dining Room
- Garden
- Available Now
- One weeks holding fee based on the asking price £519.23
- Three Bedrooms
- Utility Room
- Driveway
- Council Tax Band: D
- Five weeks deposit based on the asking price £2596.15

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	

