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Cassidy
& Tate
Your Local Experts



Award Winning Agency



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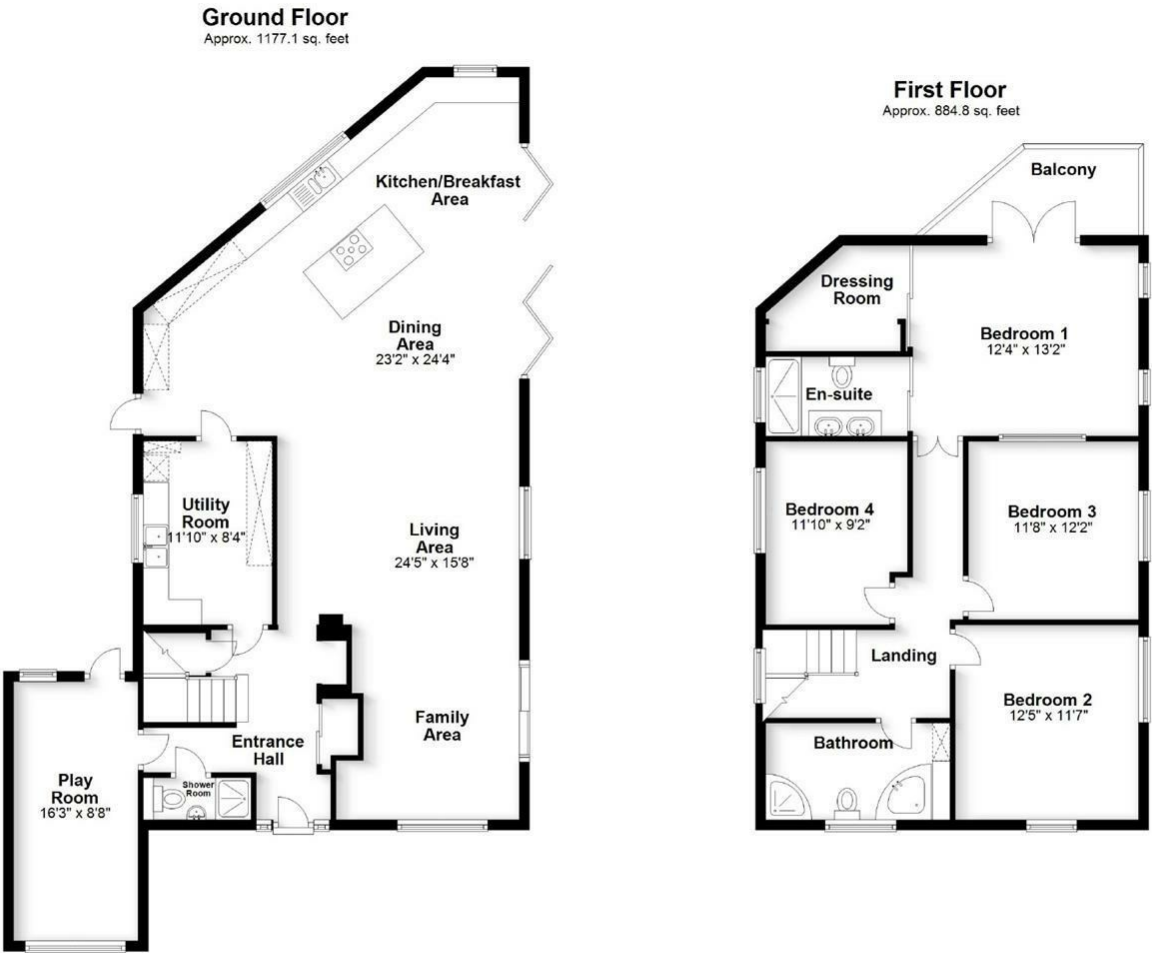
Guide Price £1,300,000

EPC Rating: C Council Tax Band: E



All The Ingredients Needed For A Fabulous Lifestyle

This is an extended four/five bedroom detached home in a prime position at the head of a quiet cul-de-sac. Overlooking a lovely park to the rear (with direct access from the rear garden) and conveniently located within walking distance of highly regarded primary schools and Beaumont secondary school, together with the popular recreational facilities at Longacre Park itself. Also close by is the mainline railway station linking St. Albans to London in just under 30 minutes. The property has well-proportioned accommodation throughout, with a beautiful open plan kitchen flowing through to the family area with bi-folding doors opening onto the size side garden. A garage has now been converted to a practical study/home office or a potential guest bedroom, and there is a large separate utility room, ground floor cloakroom and shower room. The four double bedrooms are upstairs with a high-specification family bathroom and en-suite shower room. The property has underfloor heating throughout. An historic Cathedral City, approximately 22 miles from central London, that successfully combines modern-day life and amenities with a history shaped by over 2000 years of continuous human occupation. Steeped in history dating back to Pre-Roman times, signs of which are visible throughout the City today, St Albans is a historic market town and a much sought-after location within the London commuter belt. The City is popular for its outstanding educational system, with many local schools, both Private and State, excelling in the Ofsted reports. Shopping offers a fine blend of many independent boutiques mixed with high-street stores. St. Albans enjoys many leisure activities and benefits from lots of open space and parkland. Ideally positioned for road links to include M11, M25, A1 and within easy distance of London Heathrow, London Luton and Stansted Airport.



Total area: approx. 2061.9 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



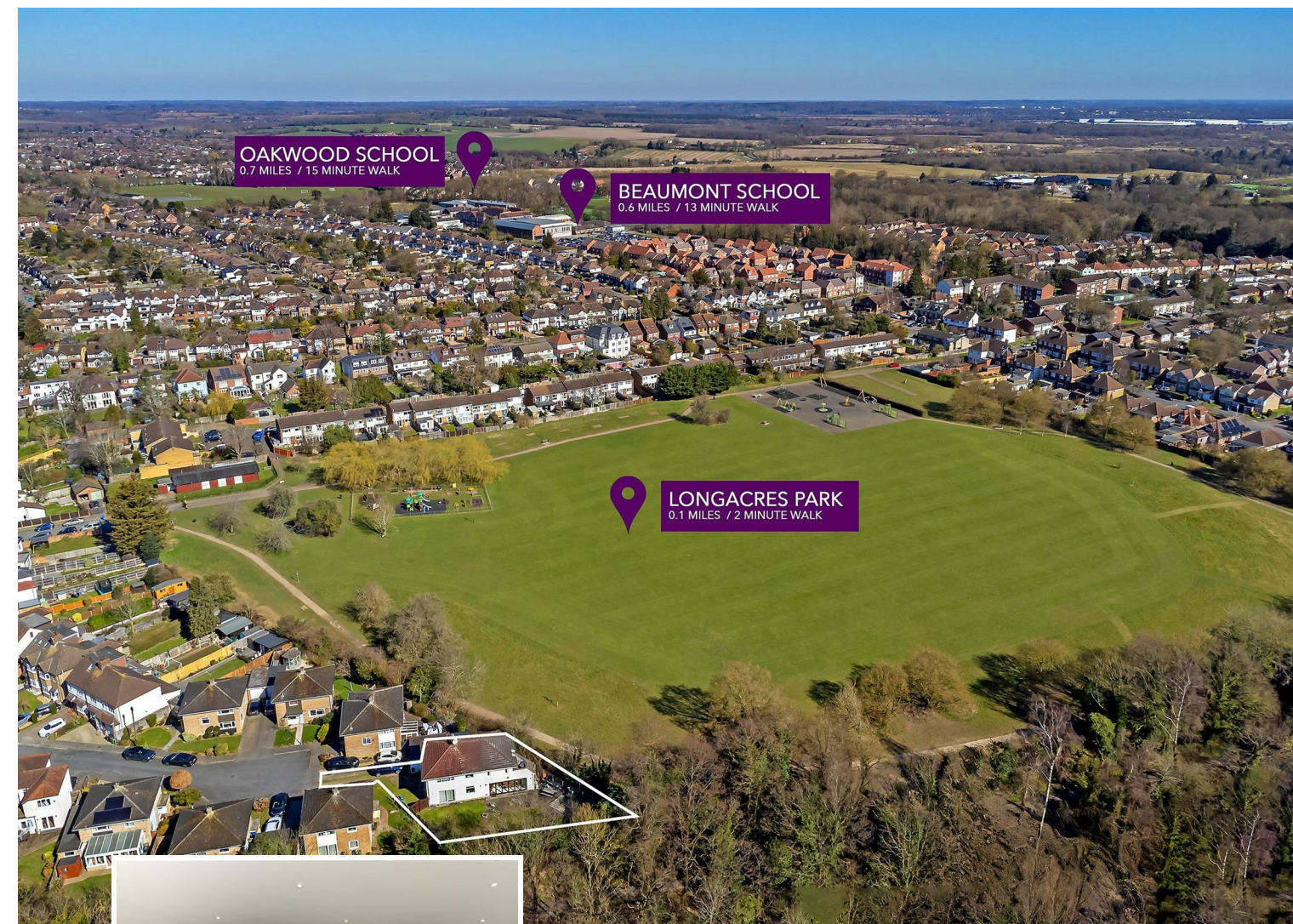
Why Cassidy & Tate

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

- Four/ Five Double Bedrooms
- En-suite & Family Bathroom
- Detached & Extended
- Overlooking A Park
- Attractive Gardens
- Walk to Beaumont School
- Cul-De-Sac Location
- No Onward Chain

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 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		
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