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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency

[www.cassidyandtate.co.uk](http://www.cassidyandtate.co.uk)



WOODLAND DRIVE  
ST. ALBANS  
AL4 0EL

Guide Price £1,150,000





# All The Ingredients Needed For A Fabulous Lifestyle

An extended three bedroom semi detached family home situated in this popular location within the catchment of the Ofsted outstanding Beaumont school. The property features a stunning open plan kitchen/family room with underfloor heating and bi fold doors leading onto the mature, west facing rear garden. Further rooms on the ground floor include a separate living room with wood flooring, shower room and utility room with side access. On the first floor, there are three double bedrooms with a large, modern family bathroom. There is also a recess/study area off the landing with stairs in place to convert the loft into a further bedroom with en suite, subject to permissions. Outside is a large and private enclosed rear garden complete with detached summer house/office with power and light connected and patio area. To the front of the property is ample off road parking and a single garage. Woodland Drive is a highly favoured road for families looking to be within the catchment of excellent schools to include Oakwood and Beaumont and nearby local amenities. For the professional/commuter the mainline railway station is approximately 1.2 miles away.



Main area: Approx. 149.1 sq. metres (1605.2 sq. feet)  
Plus home office, approx. 13.3 sq. metres (142.7 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



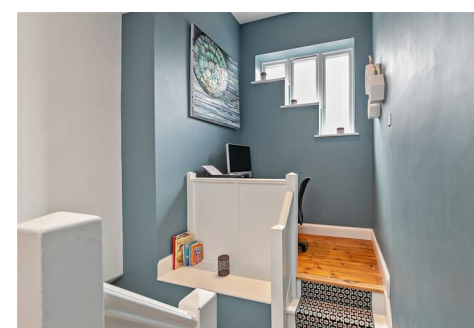
## Why Cassidy & Tate

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

- Three bedroom semi detached
- Open plan kitchen/family area
- Further scope to extend
- Single garage with parking
- Beaumont school catchment
- Separate living room
- West facing garden
- Council tax E £2,437

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(81-91) B	
(69-80) C	71
(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 <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	



