



## All The Ingredients Needed For A Fabulous Lifestyle

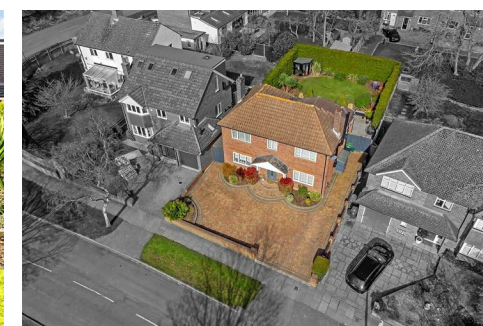
Conveniently situated in a sought after, quiet residential road and overlooking the green, this double fronted, three/four bedroom detached family home presents a luxurious and contemporary layout that is designed for entertaining and easy family living. Arranged over two floors and beautifully refurbished for the modern-day family, this home is lovely in many ways, from its street presence, openplan living accommodation and quality finishes to the outdoor landscaped rear garden and block paved front driveway that provides off road parking for several vehicles. Accommodation downstairs briefly comprises of a good sized entrance hall, cloakroom, a study/fourth bedroom, and at the heart of the home is a fabulous openplan living space which incorporates a modern fitted kitchen area, family dining area and a cosy living room. Upstairs are three double bedrooms, an en-suite to the main bedroom and a family bathroom. Toulmin Drive is perfectly placed for excellent schools including STAGS secondary school, good local amenities and the lovely open spaces of Batchwood golf course. St. Albans city centre with its extensive shopping and leisure facilities, plus the mainline railway station are near by.

TOULMIN DRIVE

ST. ALBANS

AL3 6EE

Offers Over £1,000,000





## Specialists in Bespoke Properties

- Detached House
- Open Plan Living
- Catchment For Schools
- Extended To Rear
- Three Double Bedrooms
- Stunning Condition
- Landscaped Garden
- Stunning Views

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>1</b>	<b>1</b>
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>1</b>	<b>1</b>
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



# 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



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Total area: approx. 1671.4 sq. feet  
Produced for Cassidy & Tate Estate Agents  
For guidance purposes only. Not to scale.  
Plan produced using PlanUp.



Award Winning Agency