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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

WYNCHLANDS CRESCENT

ST ALBANS

AL4 0XW

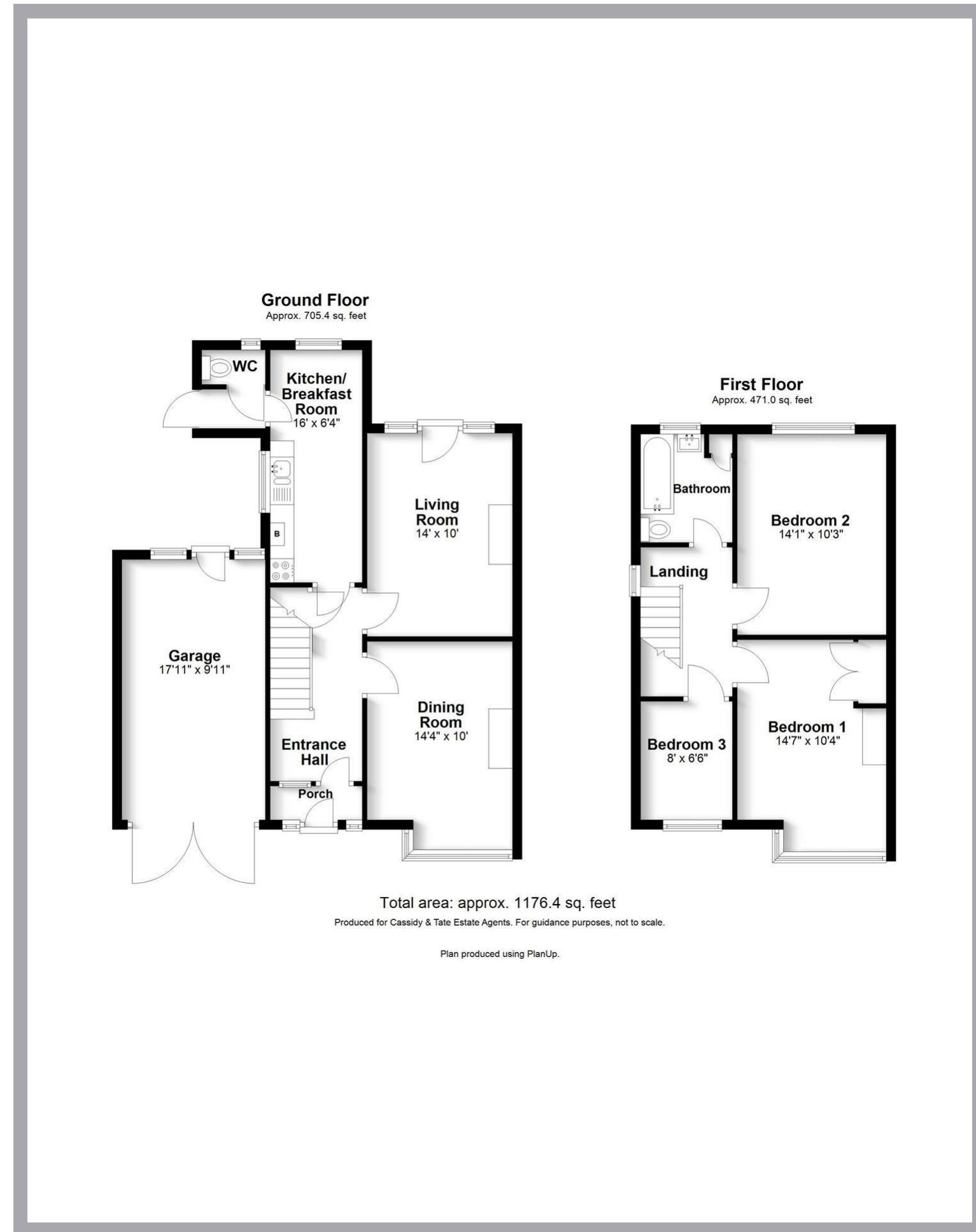
Price Guide £725,000

EPC Rating: D Council Tax Band: D



All The Ingredients Needed For A Fabulous Lifestyle

Occupying a highly sought-after position just moments from the outstanding Beaumont School, this substantial chain free family home presents a rare and exciting opportunity to create a truly exceptional residence in one of the area's most desirable locations. Requiring modernisation throughout, the property offers purchasers the chance to undertake a comprehensive refurbishment and design a home perfectly suited to modern family living. With generous accommodation already in place and excellent scope to reconfigure, extend and enhance (subject to the necessary planning consents), the property has all the foundations to become a magnificent long-term family home. One of the standout features is the valuable garage and private off-street parking, an increasingly rare commodity on this road and a significant advantage for families and visitors alike. The property's enviable location places it within easy reach of highly regarded local schools, including Beaumont School, whilst also benefiting from excellent transport links, nearby amenities and beautiful open green spaces. For buyers seeking a project with enormous potential, this is a unique opportunity to acquire a home in a premier location and transform it into a stunning family residence tailored entirely to their own specification and lifestyle.



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

- Walking To Beaumont
- Chain Free
- Garage & Parking
- Three Bedrooms
- Family Garden
- Full Refurb Project
- South Facing Garden
- Potential To Extend STPP
- Council Tax D
- Two Reception Rooms

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



