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Award Winning Agency

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Cassidy&Tate

WYNCHES FARM DRIVE

ST. ALBANS

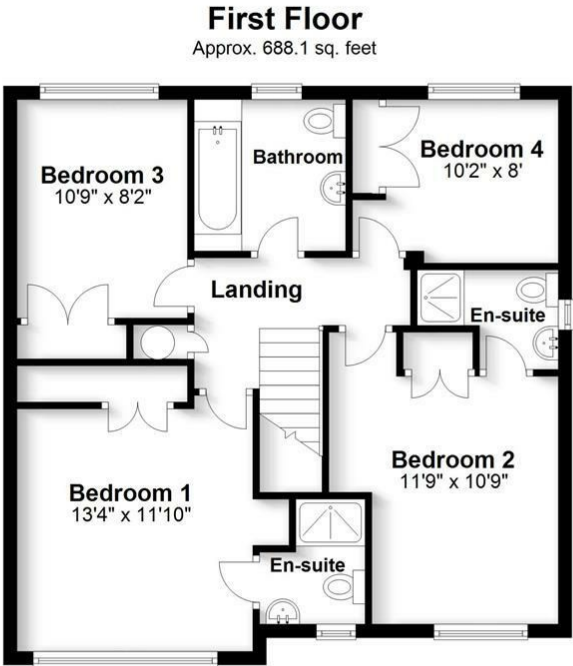
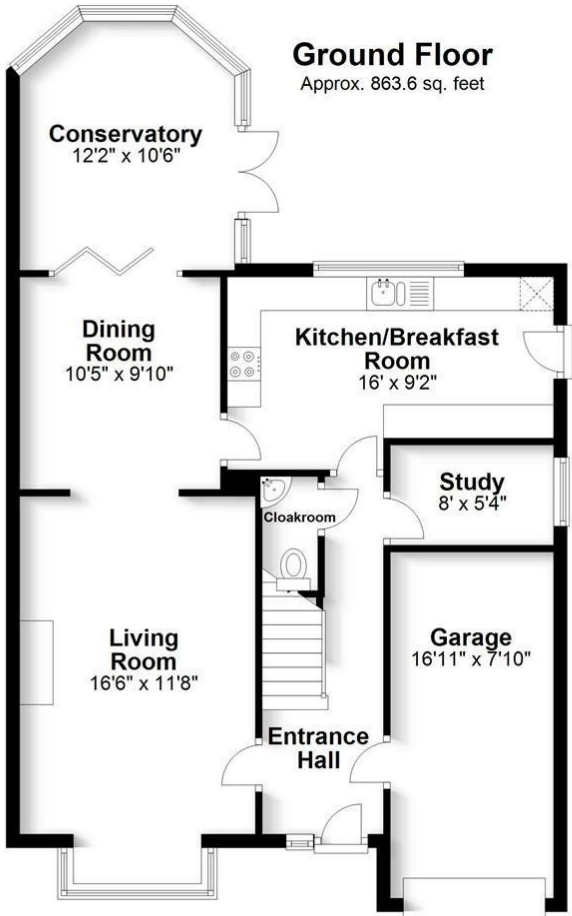
AL4 0XH

Guide Price £825,000



# All The Ingredients Needed For A Fabulous Lifestyle

A modern four bedroom detached family home within the catchment of the Ofsted outstanding Beaumont school enjoying a cul de sac location in this popular development. The generous ground floor accommodation consists of living room, dining room, conservatory, kitchen/breakfast area, study and cloakroom. On the first floor, the two main bedrooms have en suite shower room facilities with two addition bedrooms and family bathroom. Outside, there is a single garage with off road parking and a private rear garden backing onto woodland. Wynches Farm Drive is situated off Hatfield Road, close to good local amenities and excellent schools. St. Albans city centre with its extensive shopping and leisure facilities and the mainline railway station, linking St. Albans to London, St Pancras, remains only a short distance away.



Total area: approx. 1551.7 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



Cassidy&Tate

## Specialists in Bespoke Properties

- Four Bedroom Detached Home
- Popular Cul De Sac Development
- Two Ensuite Shower Rooms
- No Upper Chain
- Beaumont School Catchment
- Three Reception Rooms
- Private Garden
- Council Tax F £2,880

| 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 |           |
| 67                                          | 83        |
| EU Directive 2002/91/EC                     |           |
| England & Wales                             |           |

| 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 |           |
| EU Directive 2002/91/EC                                         |           |
| England & Wales                                                 |           |

