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Cassidy  
&Tate  
Your Local Experts



Award Winning Agency

WYNCHES FARM DRIVE  
ST ALBANS  
AL4 0XH



# All The Ingredients Needed For A Fabulous Lifestyle

A contemporary theme flows through this lovely four bedroom detached family home nestling at the end of this peaceful cul de sac development and siding onto an attractive backdrop area of woodland. Arranged to suit the needs of a growing family the ground floor has a cloak room, lounge, separate study, dining room and a beautifully appointed kitchen/breakfast room. The fitted kitchen has a breakfast bar for informal eating too. Upstairs both the principal bedroom and second bedrooms have their own en-suites whilst the remaining two bedrooms are served by a stylish family bathroom. A level south facing garden to the rear is not overlooked and to the front of the property is a driveway providing off road parking for a number of vehicles side by side. There is also an additional area of front garden which could provide further parking for a boat or caravan if required. 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.



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

- Modern Development
- 2 En-Suites & Bathroom
- Kitchen/Breakfast Room
- School Catchment Area
- Four Bedroom Detached
- Study & Utility Room
- Double Width Parking
- End of Cul de Sac

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	



