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Cassidy
& Tate
Your Local Experts



Award Winning Agency

www.cassidyandtate.co.uk



OAKWOOD DRIVE
ST. ALBANS
AL4 0UL

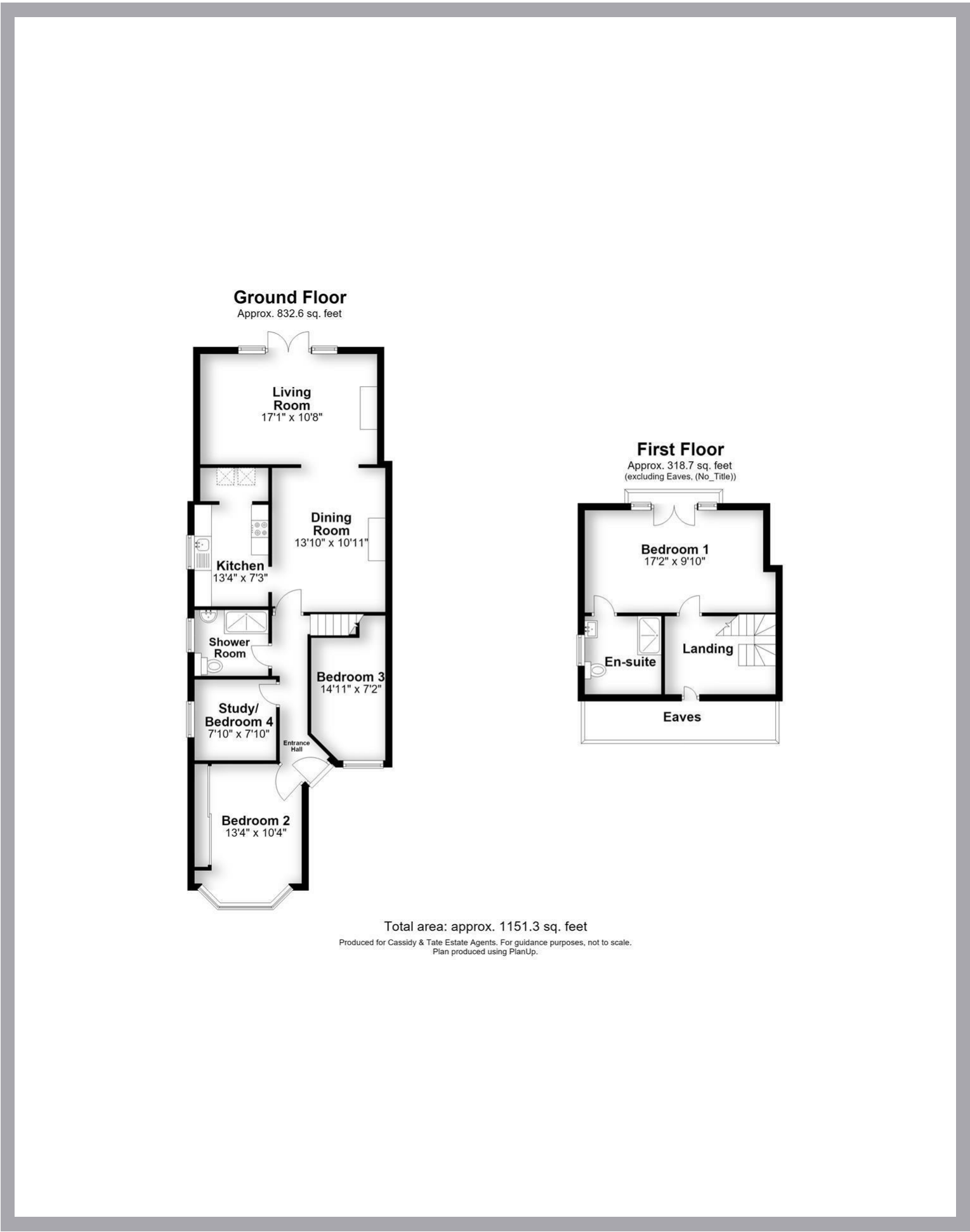
Asking Price £785,000

EPC Rating: C Council Tax Band: D



All The Ingredients Needed For A Fabulous Lifestyle

A rare opportunity to acquire an extended three/four bedroom semi detached chalet style bungalow situated in the catchment area of the highly regarded Beaumont Secondary School. The property offers flexible accommodation on two levels. The ground floor provides two additional bedrooms, study/bedroom four, shower room, dining room, modern kitchen and living room. On the first floor, there is a main bedroom, Juliet balcony overlooking the rear garden and en suite facilities. Outside, the well maintained rear garden has a large Summer House/outside office and useful shed whilst to the front there is off road parking for two vehicles. Oakwood Drive is a much sought after and convenient road for families. There is a Morrisons supermarket conveniently located and a parade of local shops to include a convenience store and coffee shop and excellent amenities at the nearby Quadrant parade. The mainline railway station linking St. Albans to London in just under 20 minutes remains 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

- Semi Detached Home
- Beaumont School Catchment
- Three/Four Bedrooms
- Off Road Parking
- Versatile Accommodation
- Main Bedroom With En Suite
- Summer House/Office
- No Upper Chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



