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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



[www.cassidyandtate.co.uk](http://www.cassidyandtate.co.uk)

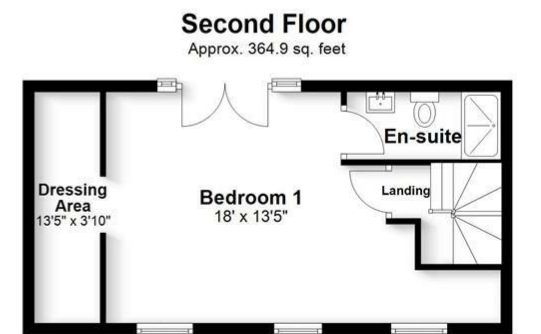
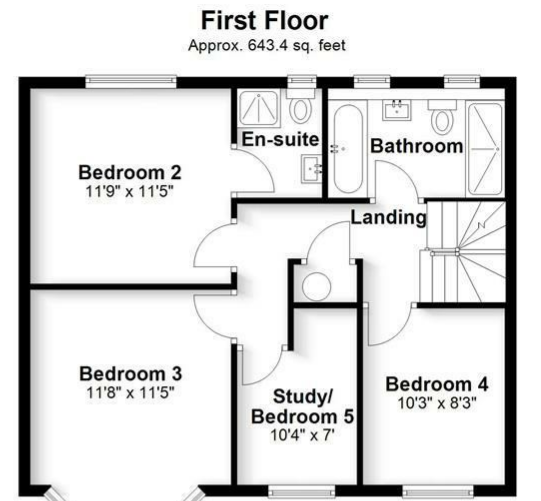
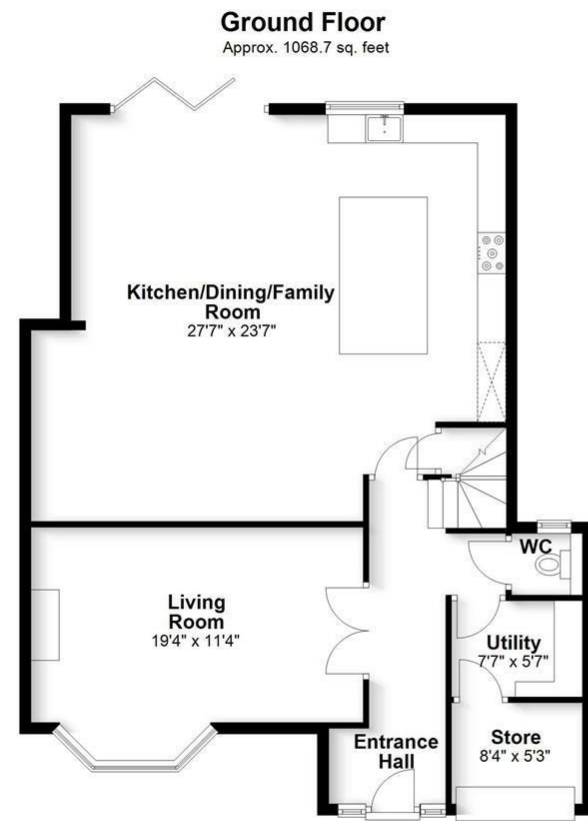
TOULMIN DRIVE  
ST. ALBANS  
AL3 6EE

Price Guide £1,250,000



# All The Ingredients Needed For A Fabulous Lifestyle

Located on Toulmin Drive opposite the beautiful parklands and Batchwood golf course, this stunning detached house has been fully refurbished to an exceptional standard, offering a perfect blend of modern living and comfort. With five spacious bedrooms and three well-appointed bathrooms, this property is ideal for families seeking ample space and convenience. As you enter, you are greeted by a large open plan kitchen/living/dining room that is perfect for both entertaining and everyday family life. This inviting space is bathed in natural light and overlooks the private rear garden, providing a serene backdrop for your daily activities. The front family room offers versatility, allowing you to create a home that suits your lifestyle, whether it be a cosy family retreat or an elegant entertaining space. The location is particularly appealing, with the highly regarded STAGS school for girls just a short walk away, making it an excellent choice for families with school-aged children. The surrounding area boasts a vibrant community atmosphere, with local amenities and parks within easy reach. This property is not just a house; it is a home that has been thoughtfully designed to meet the needs of modern living. With its prime location, spacious layout, and contemporary finishes, this detached house on Toulmin Drive is a rare find in St. Albans.



Total area: approx. 2077.0 sq. feet  
Produced for Cassidy & Tate Estate Agents. For guidance purposes, 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



## Specialists in Bespoke Properties

- Large Detached House
- Fully Refurbished
- Five Bedrooms
- Three Bathrooms
- Open Plan Accommodation
- Front Living Room
- Parking & Garden
- Garage/Storeroom

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		
<b>68</b>		<b>80</b>
<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) 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		
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