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Cassidy
&Tate
Your Local Experts



Cassidy&Tate

Award Winning Agency

www.cassidyandtate.co.uk



Cassidy&Tate

CEDARWOOD DRIVE

ST. ALBANS

AL4 0DN

Guide Price £735,000



Cassidy&Tate

All The Ingredients Needed For A Fabulous Lifestyle

Cassidy & Tate are pleased to offer for sale an extremely sought after and spacious, four bedroom, semi-detached property, situated within a pleasant cul-de-sac location, and within walking distance of the highly regarded Oakwood Primary School & Beaumont Secondary School. The current owners have extended the property on both floors creating a family home that maximises space and living accommodation that is conducive to the modern day busy lifestyles. On the ground floor is an entrance hall, living room, study, a fabulous open plan kitchen/dining/family room, utility room and downstairs cloakroom. Upstairs the master bedroom is served by an en-suite whilst the family bathroom serves the three remaining bedrooms. The property is very well maintained with a lovely neutral decor throughout, wood flooring in the downstairs living spaces and a shaker style fitted kitchen which is complemented by wood work top surfaces and integrated appliances. Externally the property is further complemented by an attractive low maintenance rear garden and to the front a block paved driveway provides off street parking. Cedarwood Drive is also conveniently located for excellent amenities including a 'Morrisons' supermarket.



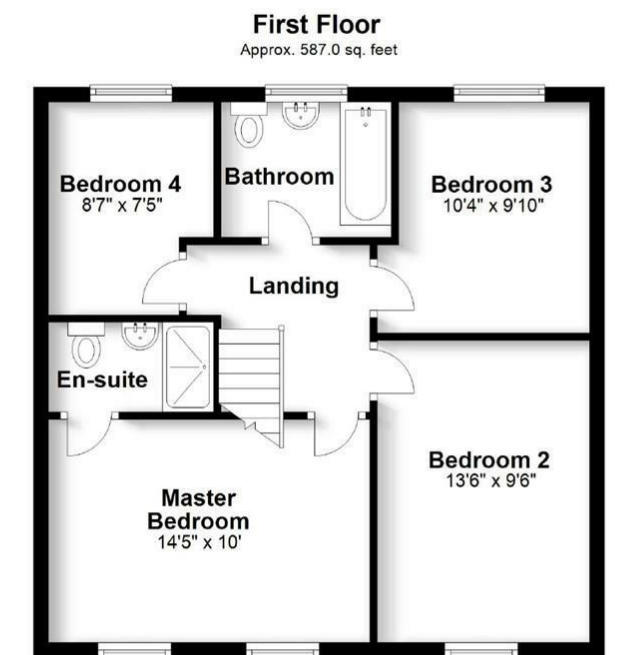
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Total area: approx. 1355.4 sq. feet

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 Semi Detached
- Open Plan Accommodation
- Lounge & Study/Office
- Walking To Beaumont School
- Double Storey Extension
- Kitchen/Living/Dining Room
- Utility & Cloakroom
- Completed Chain Above

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	1	1
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

