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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

WYNCHLANDS CRESCENT

ST. ALBANS

AL4 0XW

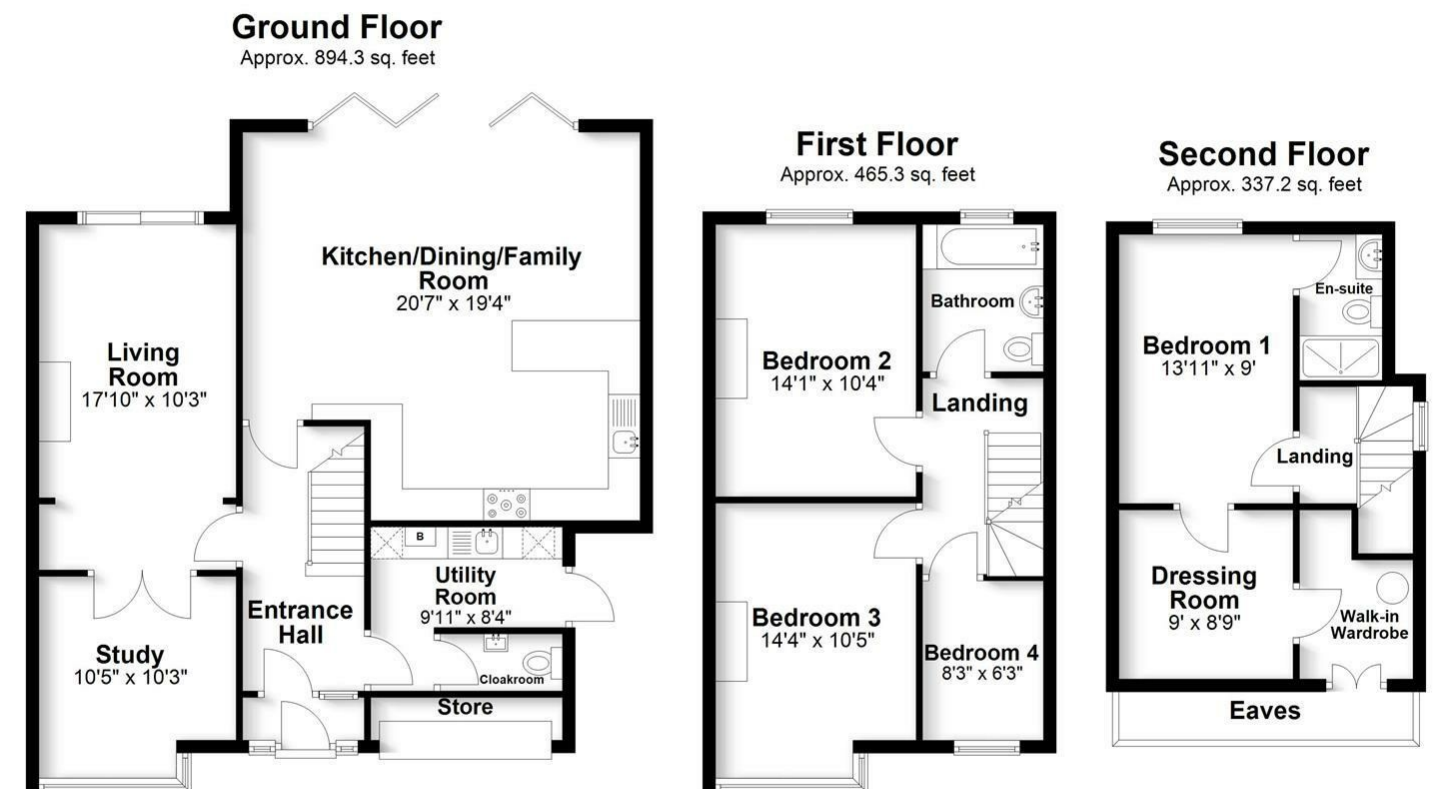
Asking Price £875,000

EPC Rating: D Council Tax Band:



## All The Ingredients Needed For A Fabulous Lifestyle

An extended four bedroom semi detached home offering generous accommodation on three levels and conveniently located within the catchment area of Beaumont School. The property enjoys a quiet location within a no through road and benefits from a pleasant south facing garden and off road parking. The ground floor consists of a lounge/sitting room, separate open plan kitchen/diner/family room and utility room with downstairs cloakroom. On the first floor, there are three bedrooms and family bathroom with the main bedroom, en suite shower room and dressing area/study on the second floor. Wynchlands Crescent is a highly favoured road for families looking to be within the catchment of excellent schools to include Oakwood and Beaumont and nearby local amenities. For the professional/commuter the mainline railway station is approximately 1.2 miles away.



Total area: approx. 1696.8 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

- Four Bedroom Home
- Quiet No Through Road
- Integrated Bosch Appliances
- EPC Rating D
- Separate Utility Room
- Beaumont Catchment
- Sizeable Kitchen/Diner
- South Facing Garden
- Council Tax F £3,025
- En Suite/Dressing Room

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



