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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

MAYNARD DRIVE  
ST ALBANS  
AL1 2JX

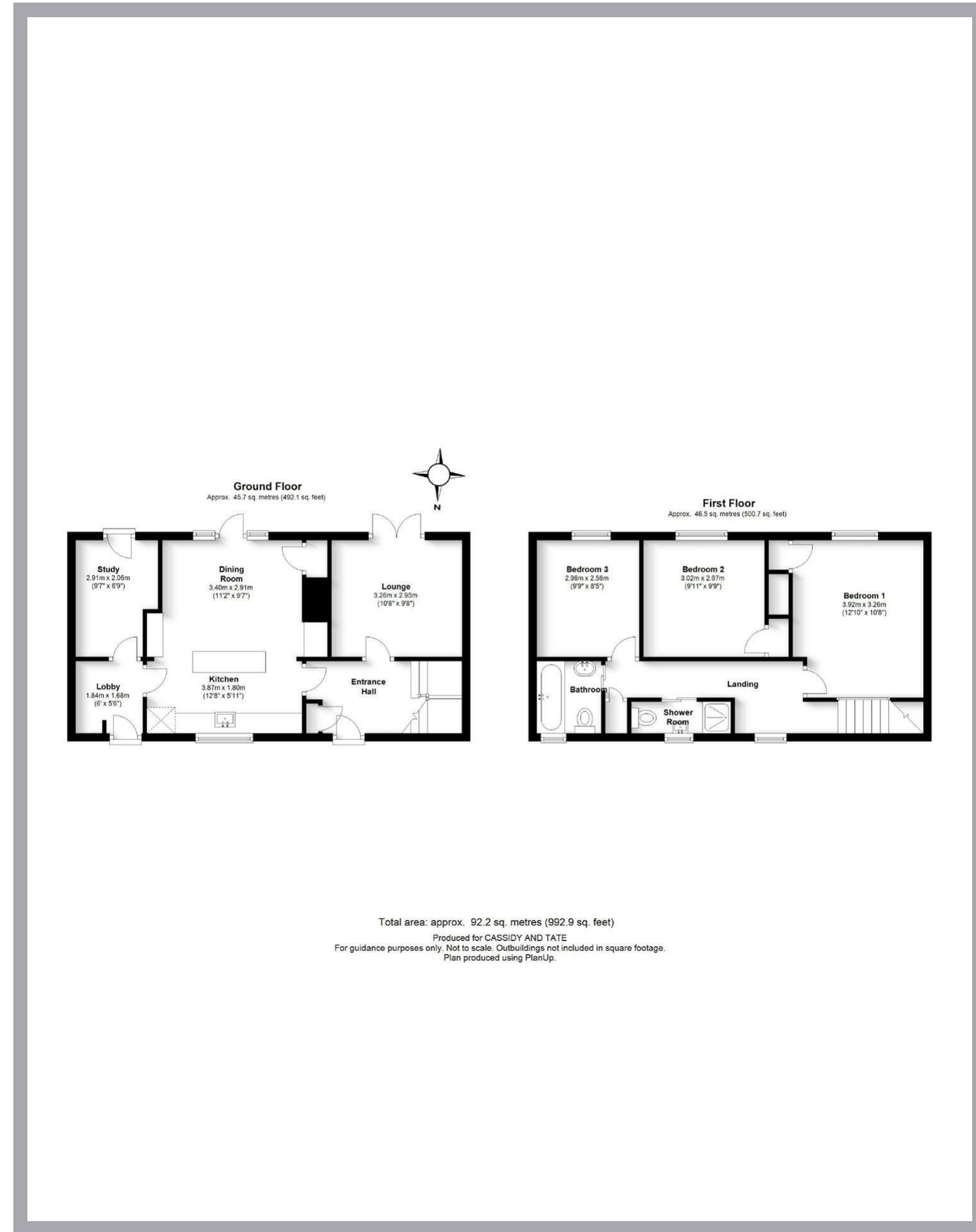
Offers In Excess Of £550,000

EPC Rating: G Council Tax Band: D



# All The Ingredients Needed For A Fabulous Lifestyle

Positioned on a large plot is this spacious three bedroom, mid terrace home situated in a popular residential area of St. Albans. The current owners have recently refurbished the property throughout creating a beautifully presented home with good proportioned living spaces. Bright living accommodation includes a contemporary fitted kitchen and dining room, a separate lounge with patio doors looking out to the garden, a study and a useful lobby area downstairs. To the first floor are three double bedrooms, a family bathroom and an additional shower room. To the outside, is a low maintenance rear garden, enclosed by timber boundary fencing and to the front, a driveway providing off road parking for several cars. Maynard Drive is located close to popular schooling and a small parade of shops. St. Albans city centre with its extensive shopping and leisure facilities plus the mainline railway station remain 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

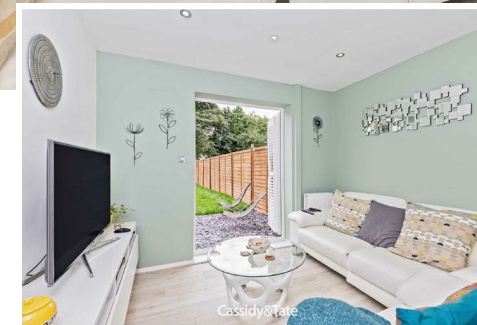
## Why Cassidy & Tate

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

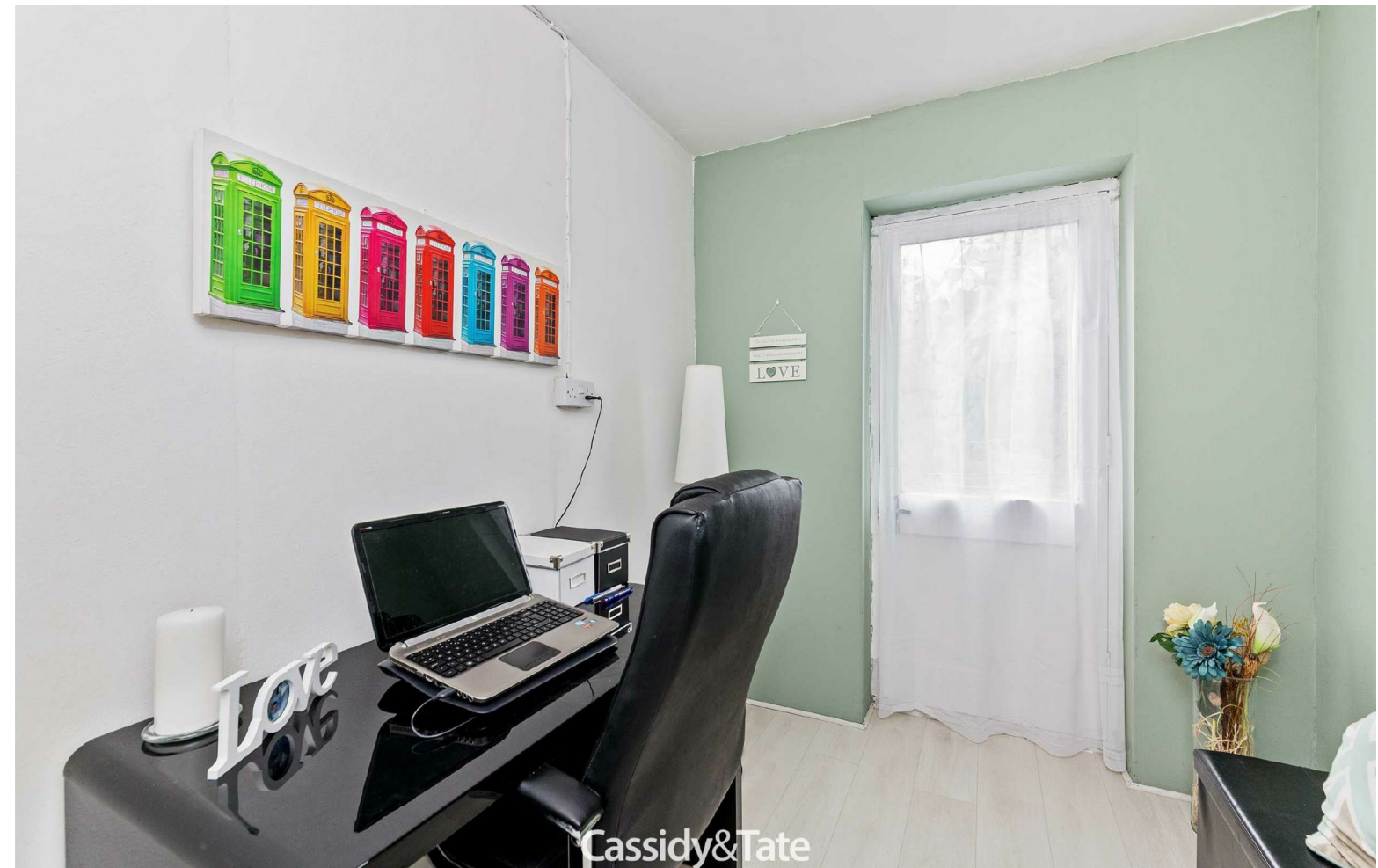
- Three Bedroom Property
- Extended
- High Spec
- Three Reception Rooms
- Mid Terrace
- Fully Refurbished
- Kitchen/Diner
- Large Family Garden

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	

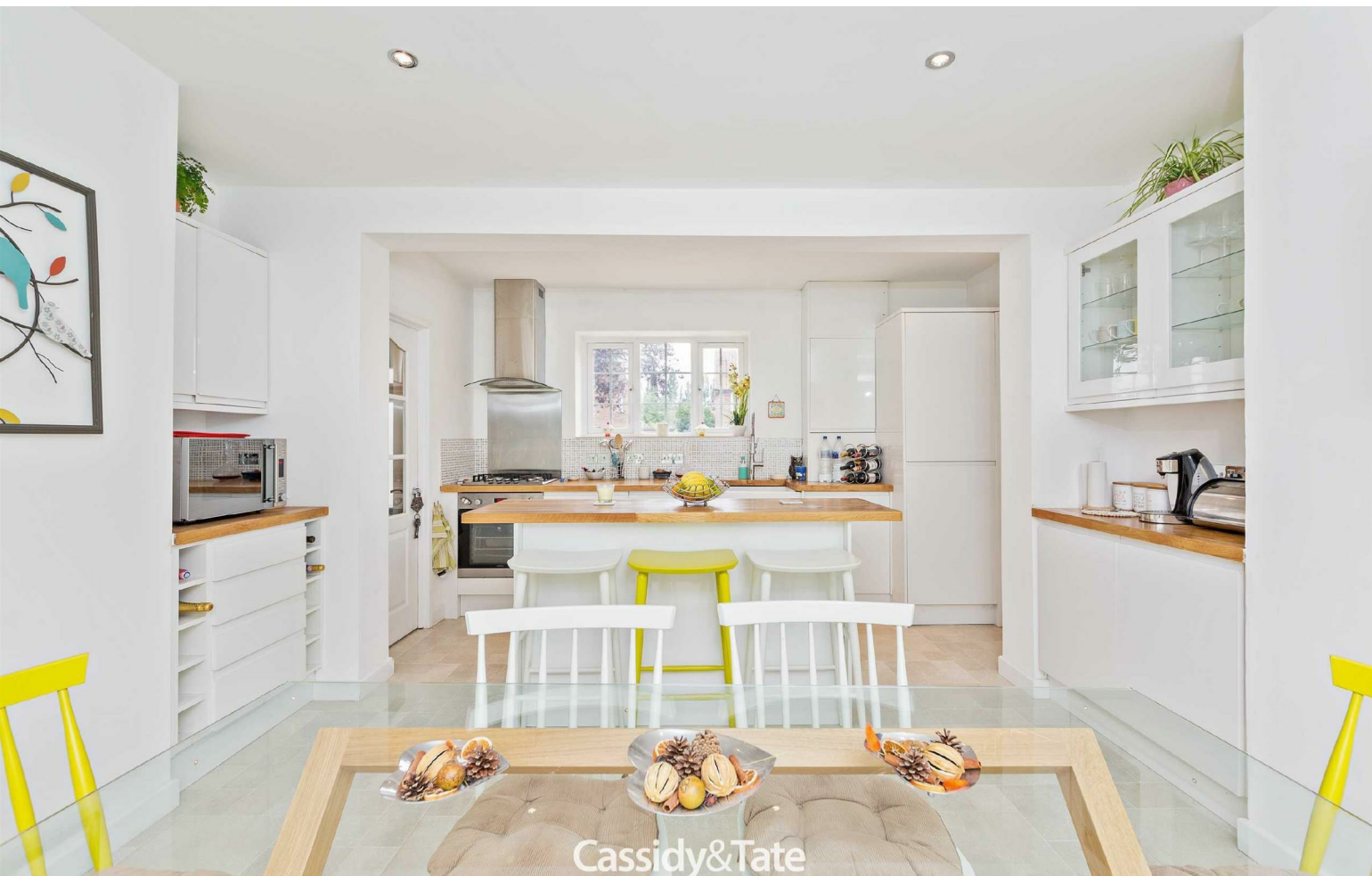




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