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Cassidy
&Tate
Your Local Experts



Award Winning Agency

WOODLAND DRIVE
ST ALBANS
AL4 0EN



All The Ingredients Needed For A Fabulous Lifestyle

A three bedroom property that not only enjoys a great location, but also boasts a large west facing rear garden plus the excellent opportunity to improve and enlarge, subject to obtaining the relevant planning consents. The property is in need of modernisation but does benefit from well proportioned living accommodation. On the ground floor is an entrance hall, dining room to front aspect, lounge with feature fireplace, double doors into the conservatory and a kitchen. Upstairs are two double bedrooms, a good sized third bedroom and a family sized bathroom. A particular feature of this property is the enclosed rear garden which measures approximately 100ft in length. It is mainly laid to lawn with a patio area and has a useful large brick built store shed/workshop. To the front of the property is a block paved driveway providing off road parking for several cars and gated side access. Woodland Drive is a popular address for families looking to get their children into good local schools that are within walking distance. The property is also close to excellent local amenities, the mainline railway station linking St. Albans to St. Pancras, London and the city centre itself remains only a short distance away.



Total area: approx. 1226.9 sq. feet

Produced for CASSIDY AND TATE
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

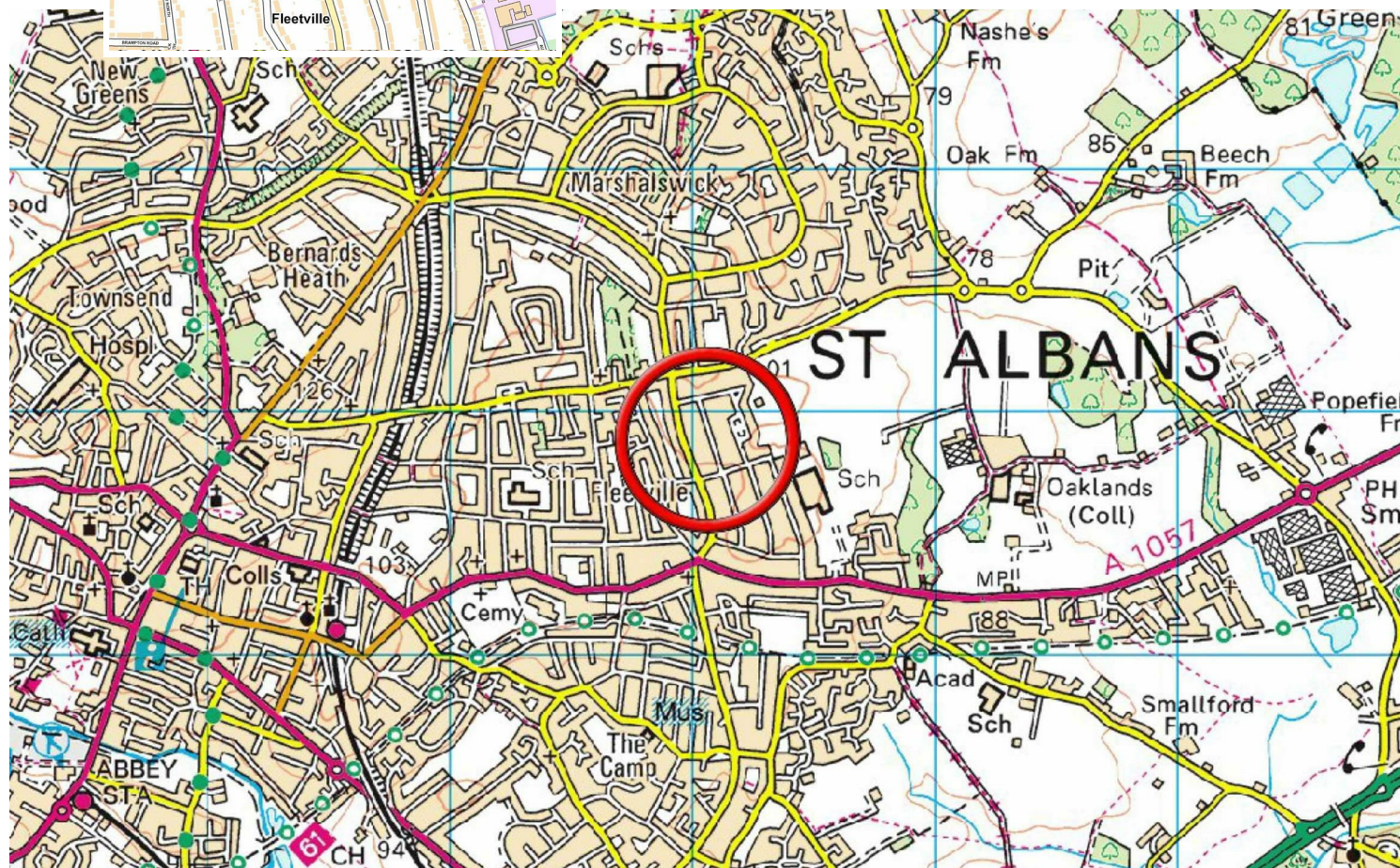
Why Cassidy & Tate

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

- Requiring Updating
- Beaumont Catchment
- Two Reception Rooms
- West Facing 100ft Garden
- Scope Subject To Planning
- Three Bedrooms
- Conservatory
- Off Street Parking

| 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 | |

