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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

ELM DRIVE
ST ALBANS
AL4 0EG

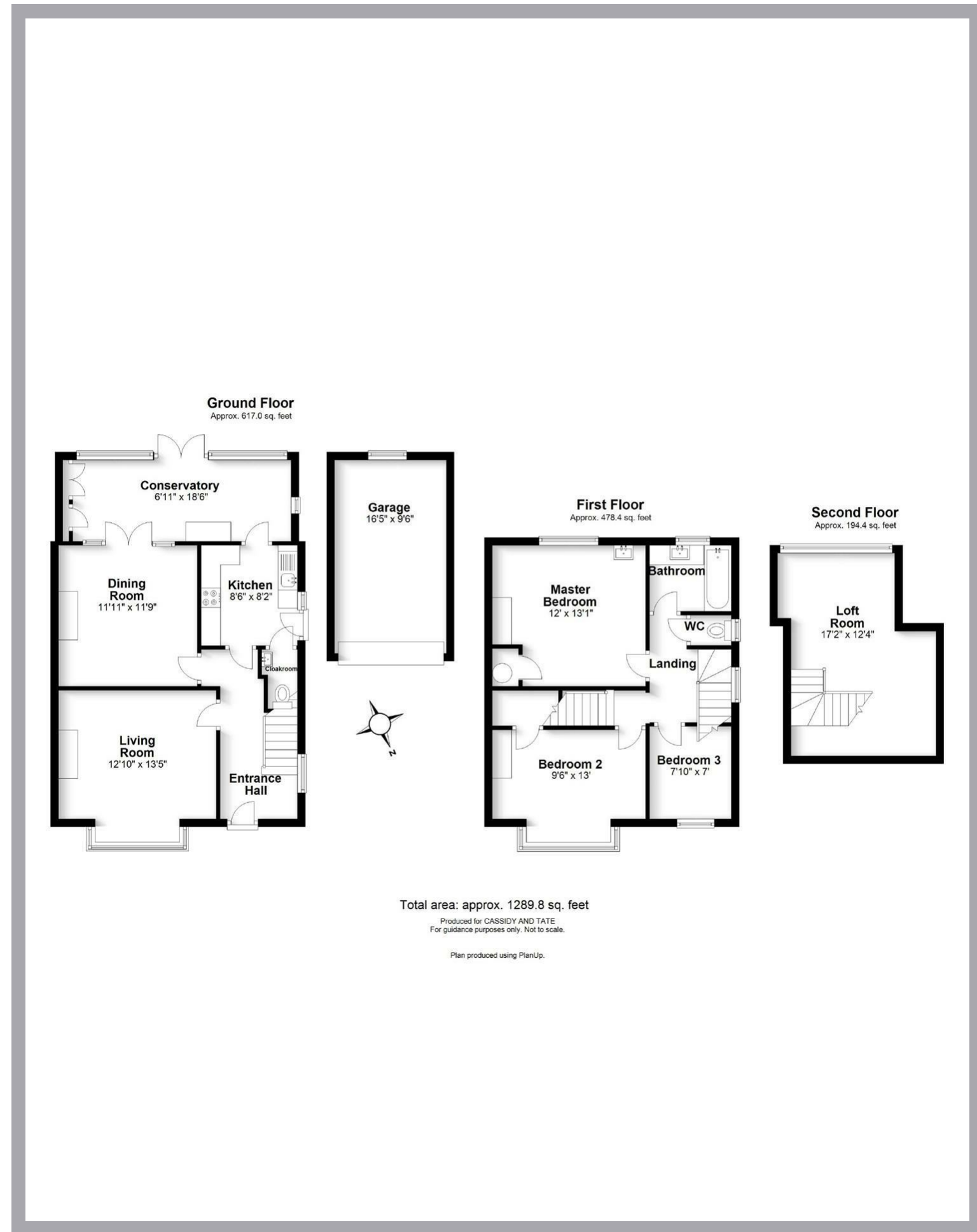
Guide Price £850,000

EPC Rating: G Council Tax Band: E



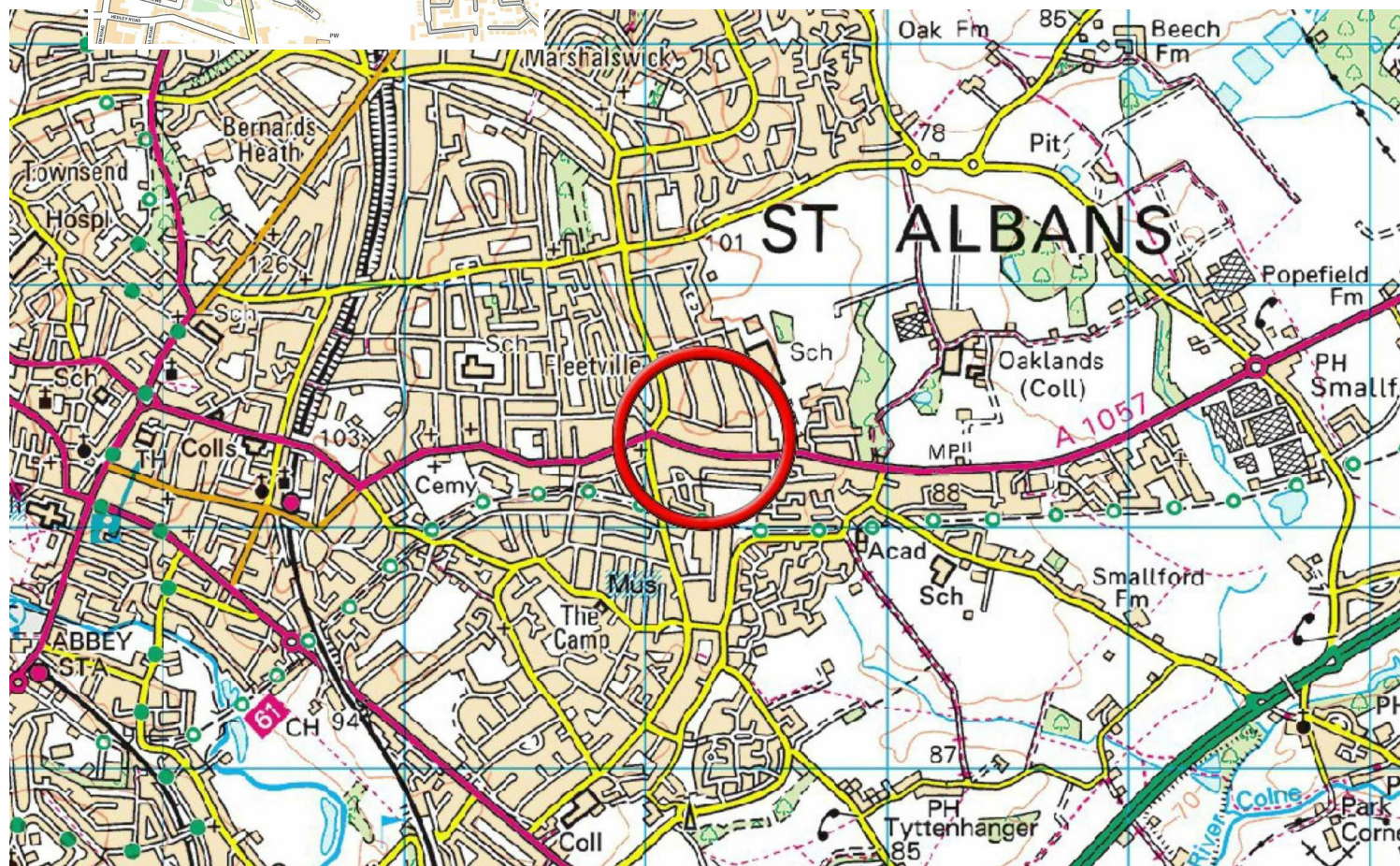
All The Ingredients Needed For A Fabulous Lifestyle

Perfectly placed within the catchment of Oakwood Primary School & Beaumont Secondary School is this four bedroom semi-detached property which has had a loft conversion and is in need of some updating. With obtaining the relevant planning consents, there is potential to extend the property to the side and rear, if so desired, enabling the prospective buyer to create a home for their families needs. The property is a 1930's build and has retained some of its characteristic features such as box bay window to the front aspect, picture rails in most rooms and a fireplace. On the ground floor living accommodation includes an entrance hall, cloakroom, lounge, separate dining room, lean to conservatory and a kitchen. Upstairs are three bedrooms, a bathroom and separate w.c. The fourth bedroom can be found on the second floor. Outside is a lovely south facing rear garden which is mainly laid to lawn, patio area is stocked with a variety of mature shrubs and plants. The front garden has an area of lawn with mature shrubs and to the side of the property is a hardstanding driveway providing off road parking and which in turn leads to the garage. Elm Drive is a tree lined road close to excellent local amenities. The property also has the added benefit of being chain free.



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



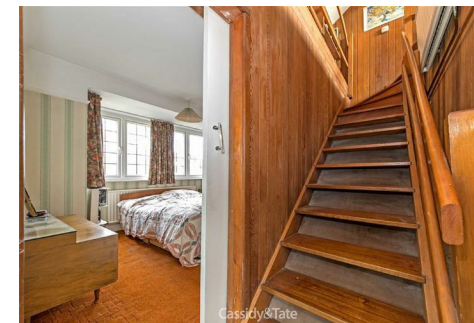
Why Cassidy & Tate

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

- Semi Detached 1930's House
- Scope To Extend STPP
- Two Reception Rooms
- Front & Rear Gardens
- Requiring Modernisation
- Four Bedrooms
- Garage & Parking
- Excellent School Catchment

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



