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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

OAKLANDS RISE  
WELWYN  
AL6 0RN

Guide Price £1,350,000

EPC Rating: G Council Tax Band: G



# All The Ingredients Needed For A Fabulous Lifestyle

Sophistication and elegance is discreetly hidden behind a gated entrance with sweeping gravel driveway, bordered with mature trees and hedges, set upon a half acre plot with beautiful wraparound gardens. This wonderful and substantial detached family home showcases four bedrooms, six reception rooms, five bathrooms and incorporates an additional lovely accommodation option - a detached annex/studio flat, perfect for additional family members or a possible rental income. The main house has been extended and modernised throughout to an impeccable standard but there is plenty of room to expand and scope to apply one's own design elements if so desired (stpp). Internally the property is beautifully presented and boasts large proportions that effortlessly blend some character features and modern design such as feature fireplaces in the living room and drawing room and wood flooring in the entrance hall whilst the luxurious kitchen/breakfast room is fitted with hi gloss wall and base units, quality integrated appliances and feature lighting. The family bathroom and en-suites have also been fitted with stylish modern sanitary ware complemented with quality fixtures and fittings. Externally the property enjoys beautiful well manicured gardens, two single garages and a large gravel driveway. Oaklands Rise is situated in a rural location in the village of Oaklands. Oaklands is a village of mostly detached properties just to the north of Welwyn offering quick and easy access to 'Welwyn North' and 'Welwyn Garden City' rail stations and the AIM.



Total area: approx. 3528.7 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

- Large Corner Plot
- Four Bedrooms
- Detached Self Contained Annex
- Garage & Private Driveway
- Detached Family Residence
- Three En-Suites & Bathroom
- Six Reception Rooms
- Potential For Re-Development

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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