

St Albans Office
10 High Street, St Albans
Herts AL3 4EL
01727 228428
stalbans@cassidyandtate.co.uk

Wheathampstead Office
39 High Street, Wheathampstead,
Herts AL4 8BB
01582 831200
wheathampstead@cassidyandtate.co.uk

Marshalswick Office
59 The Quadrant, St Albans,
Herts AL4 9RD
01727 832383
marshalswick@cassidyandtate.co.uk

Knightsbridge Office
45 Pont Street, Knightsbridge
London SW1X 0BD
020 7629 9966
26@theknightsbridgeoffice.co.uk

Cassidy
&Tate
Your Local Experts



Award Winning Agency

www.cassidyandtate.co.uk



CEDARWOOD DRIVE

ST. ALBANS

AL4 0DW

Offers In Excess Of £700,000



All The Ingredients Needed For A Fabulous Lifestyle

Situated in a sought after and pleasant cul-de-sac location is this four bedroom semi-detached property, conveniently located within walking of the highly regarded Oakwood Primary School & Beaumont Secondary School. This deceptively spacious, family home of approximately 1,700 square feet, maximises space with living accommodation arranged over three floors and will cater for the busy family lifestyles. Presented in a lovely and well maintained decorative order throughout, flexible living spaces include an entrance hall, downstairs cloakroom, study, a well appointed fitted kitchen/breakfast room open to the dining room which in turn leads to a conservatory bathed in natural daylight on the ground floor. On the first floor is the comfortable lounge with feature gas fireplace, bedroom two with en-suite facilities, two additional bedrooms and the family bathroom. The principal bedroom complete with built-in wardrobes and en-suite can be found on the second floor. A pretty and secluded south-facing rear garden complements the property further. The brick paved driveway to the front provides off road parking which in turn leads to the garage. Cedarwood Drive is also conveniently located for excellent amenities including a 'Morrisons' supermarket.



Proposed Grond Floor
Approx. 0.0 sq. feet



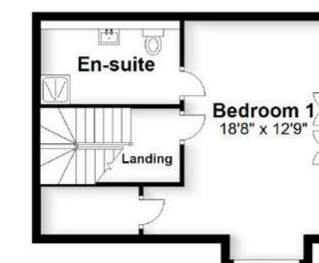
Ground Floor
Approx. 655.4 sq. feet



First Floor
Approx. 626.8 sq. feet



Second Floor
Approx. 413.4 sq. feet



Total area: approx. 1695.6 sq. feet

Produced for Cassidy & Tate Estate Agents
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



Specialists in Bespoke Properties

- Located Walking To Beaumont
- Four Bedrooms
- Three Reception Rooms
- Arranged Over Three Floors
- Modern Semi Detached
- Three Bathrooms
- Garage & Parking
- Chain Free

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	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	EU Directive 2002/91/EC

