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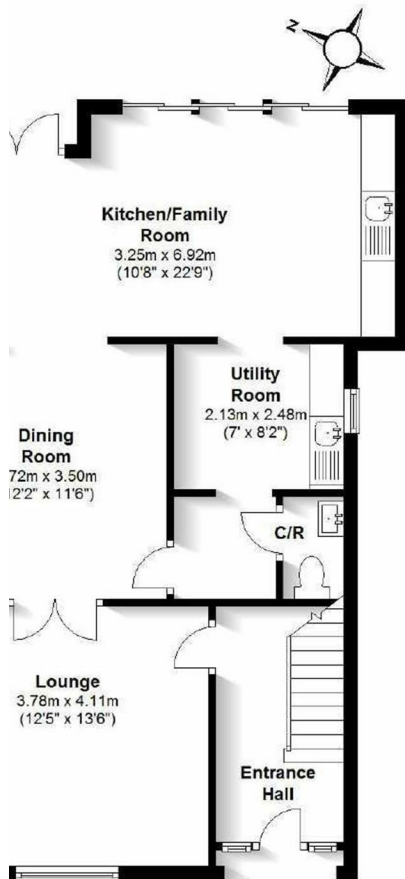
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Herts AL4 9RD
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01582 831200
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Cassidy
& Tate
Your Local Experts

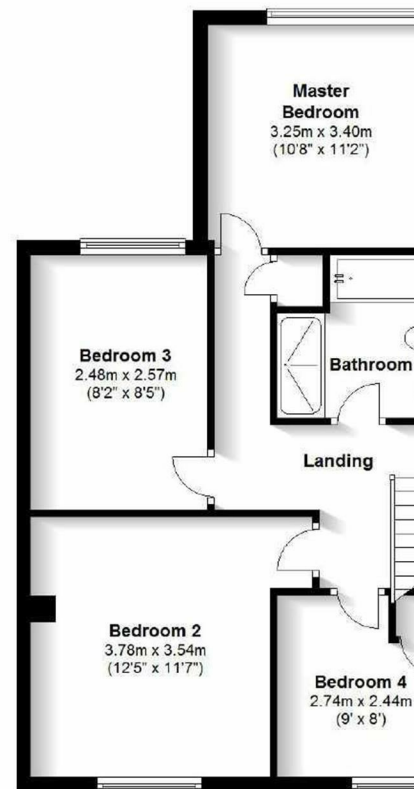
Ground Floor

Approx. 67.6 sq. metres (727.4 sq. feet)



First Floor

Approx. 57.5 sq. metres (618.6 sq. feet)



Total area: approx. 125.1 sq. metres (1346.0 sq. feet)

Sketch layout only. This plan is not drawn to scale and is for identification purposes only.
Plan produced using The Mobile Agent.



Award Winning Agency



www.cassidyandtate.co.uk

WOODLAND DRIVE
ST ALBANS
AL4 0ET

Offers In Excess Of £535,000

EPC Rating: G Council Tax Band: E

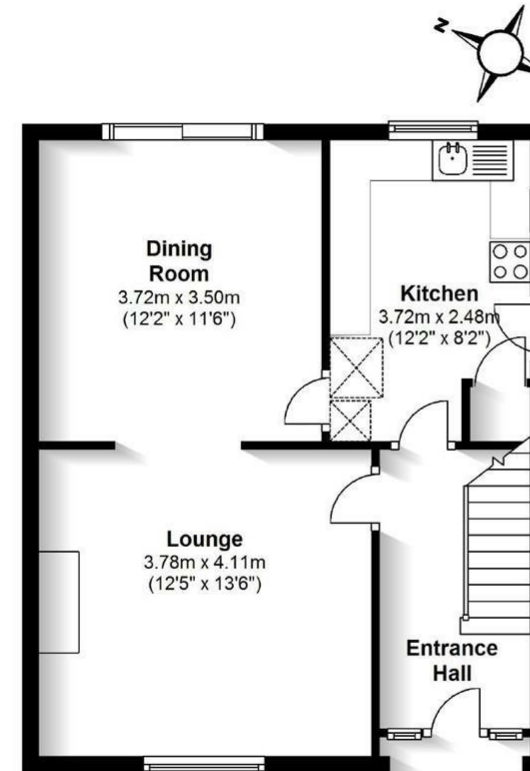


All The Ingredients Needed For A Fabulous Lifestyle

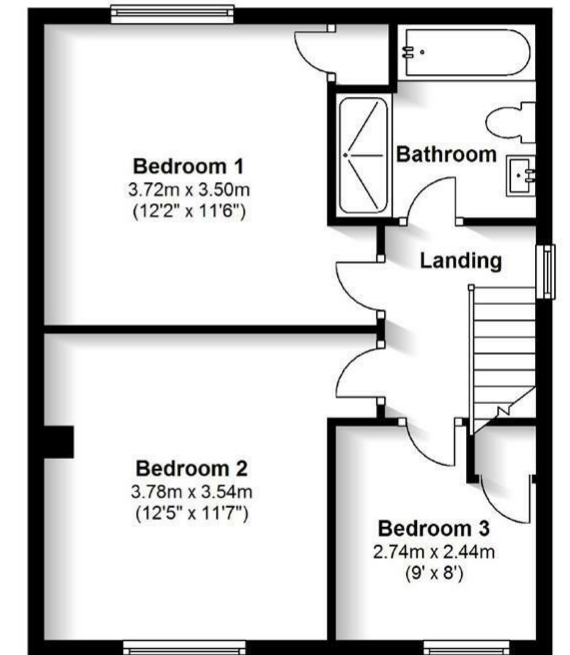
Situated within the heart of reputable school catchment areas is this three bedroom semi-detached property which already provides spacious accommodation and is being offered for sale with the added benefit of approved planning for a part single, part double storey extension to the rear, enabling the potential buyer to create a substantial family home with their own tastes and requirements. On the ground floor is a well proportioned lounge which is open to the dining room, and a fitted kitchen. Upstairs are three bedrooms all served by a modern re-fitted, four piece, bathroom suite. To the outside is a generous sized, approximately 100ft rear garden. To the front of the property is a driveway providing off road parking for one car and a useful external store cupboard accessed via the side passageway. Woodland Drive is a popular address within walking distance of Oakwood Primary School and Beaumont Secondary School, and a short distance from the station.



Ground Floor
Approx. 46.2 sq. metres (497.4 sq. feet)



First Floor
Approx. 46.4 sq. metres (499.0 sq. feet)

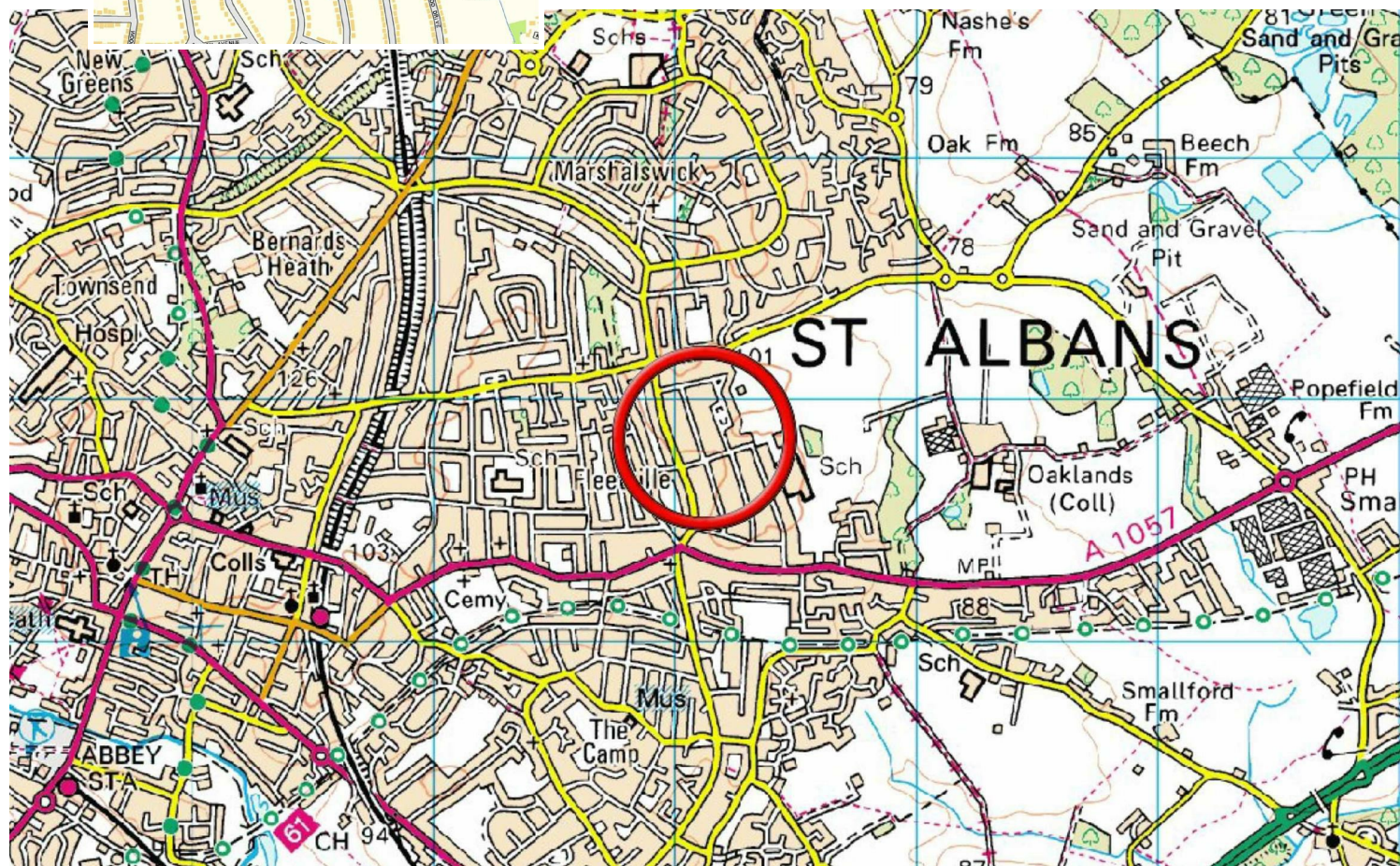
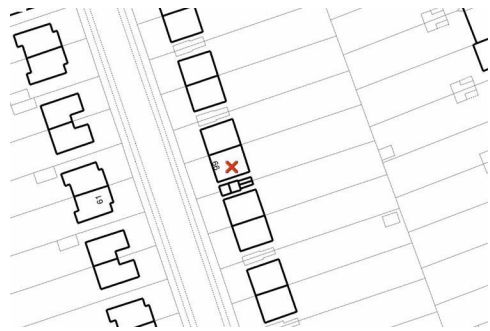


Total area: approx. 92.6 sq. metres (996.4 sq. feet)

Sketch layout only. This plan is not drawn to scale and is for identification purposes only.
Plan produced using The Mobile Agent.

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

- Original Semi Detached
- Within Catchment Of Schools
- Three Bedrooms
- Re-Fitted Modern Bathroom
- Planning Approved For Extension (FP/2014/0828)
- Close To Station
- Two Reception Rooms

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	



