

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

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

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

**Cassidy
& Tate**
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

WILSTONE DRIVE
ST ALBANS
AL4 9TT

Offers Over £430,000

EPC Rating: C Council Tax Band: D



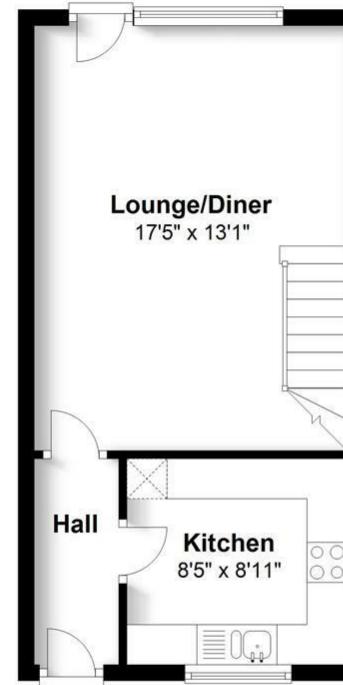
All The Ingredients Needed For A Fabulous Lifestyle

Nestled in the desirable Jersey Farm area of St Albans, this charming terraced home on Wilstone Drive offers a wonderful balance of comfort, convenience, and community living. Built between 1980 and 1989, the property features two generous double bedrooms, making it an ideal choice for couples, small families, or anyone seeking additional space. Upon entering, you are welcomed by a well-proportioned reception room, creating a warm and inviting setting for both everyday relaxation and entertaining. The modern kitchen is a standout, fitted with contemporary units and designed to meet all your culinary needs. The low-maintenance rear garden provides a peaceful outdoor retreat—perfect for al fresco dining, morning coffee, or simply unwinding in the fresh air without the demands of extensive upkeep. Families will appreciate the close proximity to the highly regarded Sandringham School, while Jersey Farm itself is known for its strong sense of community and excellent access to local amenities, ensuring day-to-day convenience is always within easy reach. Further benefits include a garage, offering secure parking and valuable additional storage space. In summary, this delightful two-bedroom home on Wilstone Drive presents an excellent opportunity to enjoy modern living in a friendly and well-connected neighbourhood—an ideal place to put down roots and make your own.



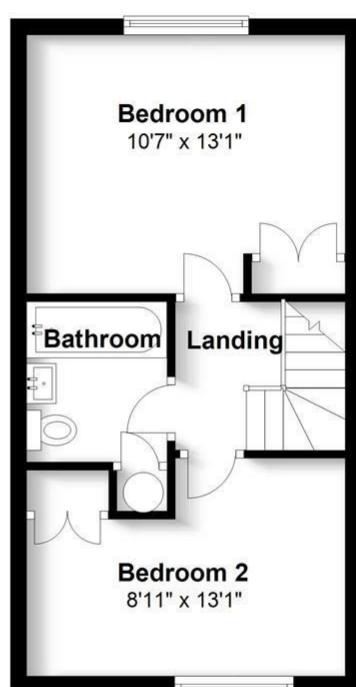
Ground Floor

Approx. 338.2 sq. feet



First Floor

Approx. 342.7 sq. feet



Total area: approx. 680.8 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*

- Two Double Bedrooms
- Modern Fitted Kitchen
- Family Bathroom
- Cul De Sac Location
- Garage
- Excellent Schools
- 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		
Not energy efficient - higher running costs			
England & Wales		85	69
EU Directive 2002/91/EC			



