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Cassidy
&Tate
Your Local Experts



Award Winning Agency

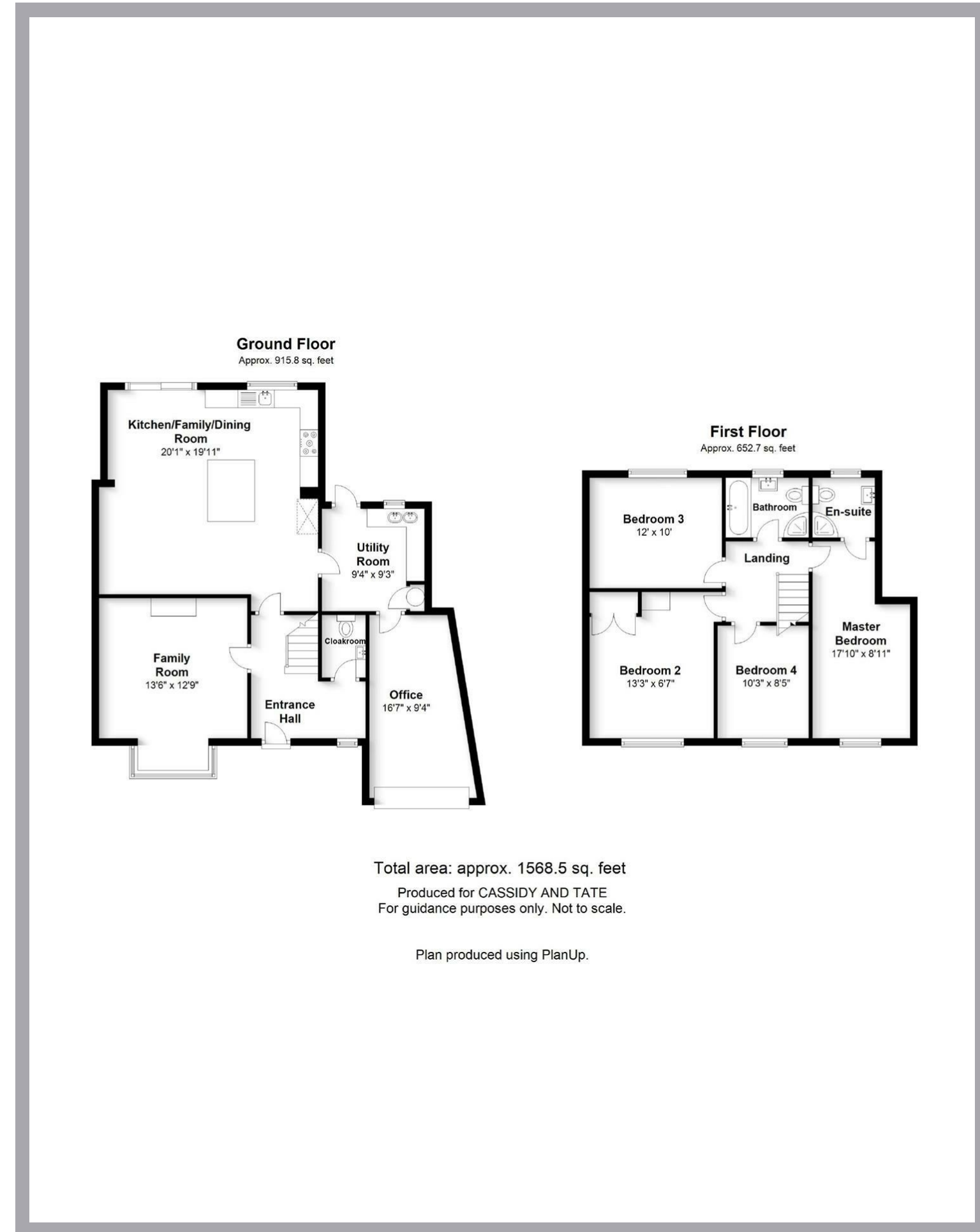
CAVAN DRIVE
ST ALBANS
AL3 6HR



Cassidy&Tate

All The Ingredients Needed For A Fabulous Lifestyle

A contemporary and complete refurbishment, combined with a thoughtfully designed extension to the rear and side, has created a spacious and delightful four bedroom family home. The property is complemented perfectly by tasteful décor and quality finishing touches. The modern fully-equipped open plan kitchen with dining/living area takes precedence on the ground floor, creating a lovely atmosphere to entertain and enjoy views over the private and enclosed rear garden from the Bi-folding doors. A lounge to the front of the property allows for separate living. Also to the ground floor is a useful utility room, office and a cloakroom. To the first floor is the master bedroom with en-suite, bedroom two, three and four, all serviced via a modern family bathroom. The property further benefits from off road parking to the front, plus a large landscaped garden to the rear. The property accommodates all of today's modern family needs including being within the catchment of highly acclaimed schools and in close proximity of the city centre.



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

- Extended To Side & Rear
- Fully Refurbished Throughout
- Master Bedroom En-Suite
- Converted Garage/Office/Study
- Open Plan Accommodation
- Four Bedrooms
- Utility & Cloakroom
- Bus Link To City Station

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	

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	



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