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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

WOODLAND DRIVE
ST. ALBANS
AL4 0EN

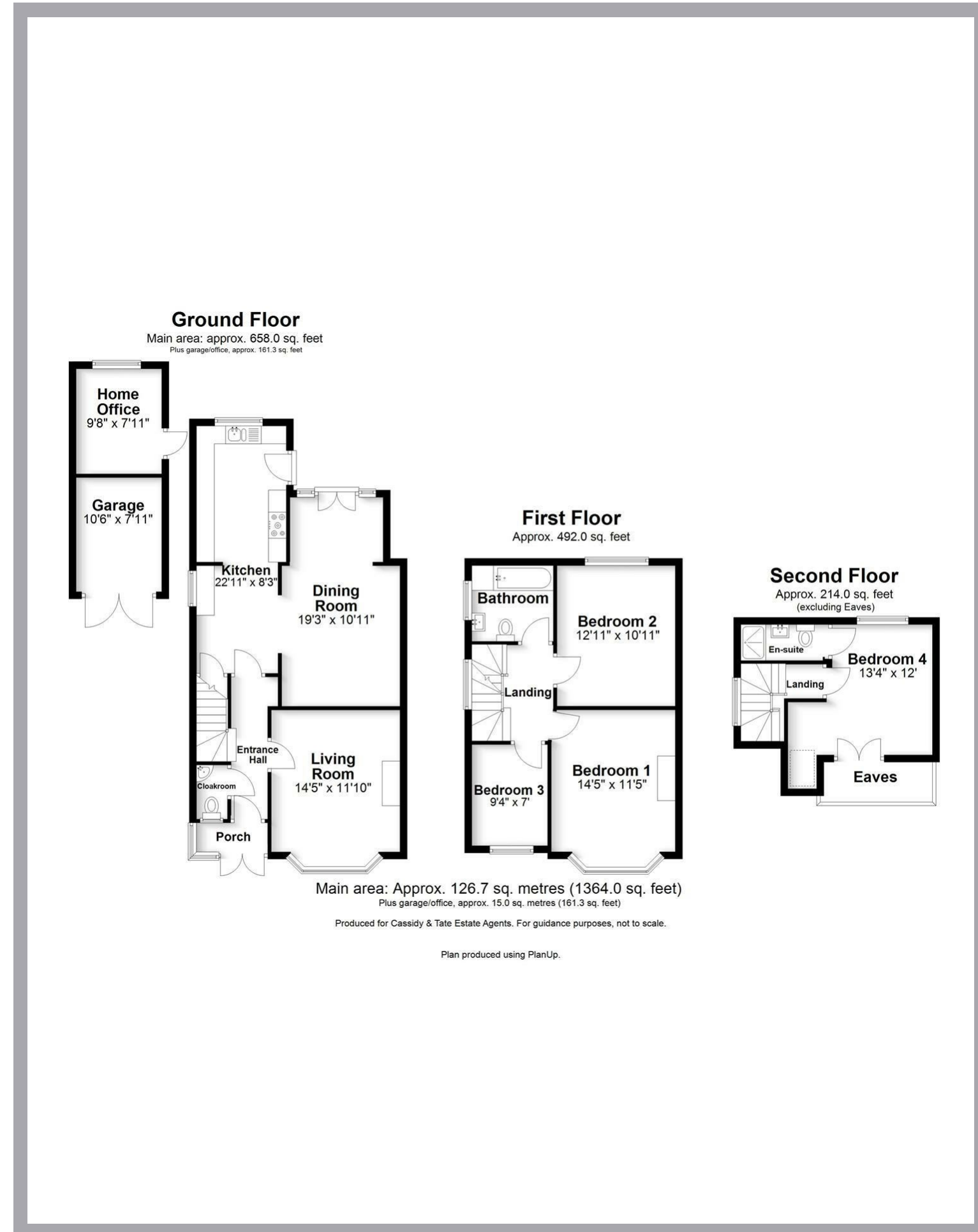
Price Guide £1,100,000

EPC Rating: E Council Tax Band: E



All The Ingredients Needed For A Fabulous Lifestyle

An extended four bedroom semi detached family home situated in this popular location within the catchment of the Ofsted outstanding Beaumont school. The property has been enlarged on the ground floor to provide a good sized kitchen/family/dining area and a separate living room. On the first floor, there are three bedrooms with a family bathroom and a converted loft on the second floor with a further bedroom and en suite. Outside, is a private enclosed west facing rear garden. To the front of the property is ample off road parking and a part converted garage/office to the side. Woodland Drive is a highly favoured road for families looking to be within the catchment of excellent schools to include Oakwood and Beaumont and nearby local amenities. For the professional/commuter the mainline railway station is approximately 1.2 miles away.



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

- Four Bedroom Home
- West Facing Garden
- Garage/Office
- Off Road Parking
- Beaumont Catchment
- Extended Accommodation
- En Suite
- Popular Family Location

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



