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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

WYNCHES FARM DRIVE
ST ALBANS
AL4 0XH

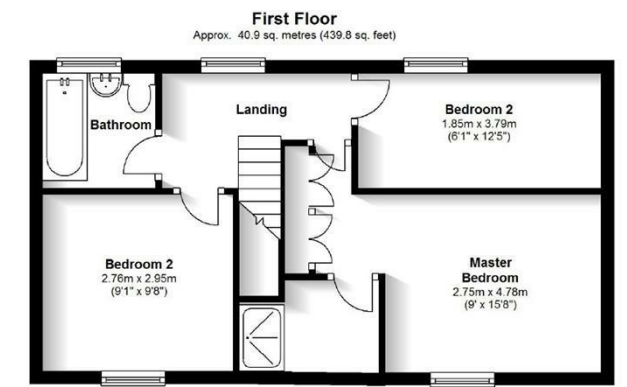
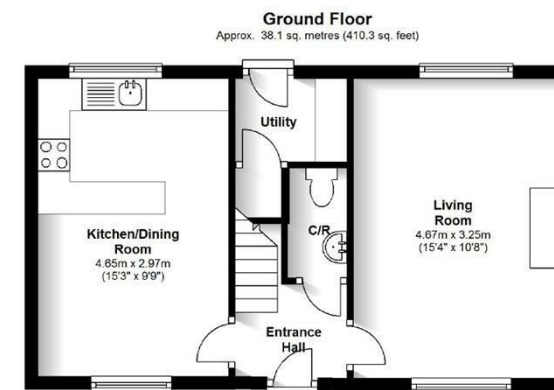
Price Guide £385,000

EPC Rating: G Council Tax Band: D



All The Ingredients Needed For A Fabulous Lifestyle

Built in a quiet, open courtyard location and set amongst four other similar properties, is this attractive 'Mews' style property which would make the ideal home for those looking for some tradition fused with a contemporary ambience. Boasting light filled and spacious living spaces including a dual aspect lounge with feature electric fireplace, a dual aspect and open plan fitted kitchen/dining room, utility room, and cloakroom to the ground floor. The flexible accommodation continues upstairs with a master bedroom complete with en-suite shower room, two additional bedrooms and a bathroom. To the outside is an attractive open courtyard with hedging and flower bed borders. Parking is allocated to the front of the property and there is an additional detached covered parking area close by. Wynches Farm Drive is ideally situated for the highly acclaimed Oakwood Primary School & Beaumont Secondary School.



Total area: approx. 79.0 sq. metres (850.2 sq. feet)
Sketch layout only. This plan is not drawn to scale and is for identification purposes only.
Plan produced using The Mobile Agent.

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

- 'Mews' Style Property
- Well Presented Throughout
- Three Bedrooms
- En-Suite To Master Bedroom
- Quiet Courtyard Location
- Catchment Of Good Schools
- Dual Aspect Lounge
- Downstairs Cloakroom

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	



