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Cassidy  
&Tate  
Your Local Experts



Award Winning Agency

OAKWOOD DRIVE

ST. ALBANS

AL4 0XD



## All The Ingredients Needed For A Fabulous Lifestyle

Cassidy & Tate are pleased to offer for sale this three bedroom, semi-detached chalet style bungalow which is situated a stone's throw away from the highly regarded Beaumont Secondary School, Oakwood Primary School and good local amenities. The property comprises of spacious living accommodation to include an entrance hall, a 13ft master bedroom with bay window, two additional good sized bedrooms, a family bathroom, a well proportioned living room which is open to the dining room, and a galley style kitchen. Patio doors from the dining room open to the large family rear garden which is mainly laid to lawn with a decked patio area, summer house, outside water tap and lighting, and has side access to the front of the property. A shingled driveway provides off road parking for two cars to the front of the property. The property has the added benefit of no upper chain and has the potential to extend, subject to obtaining the relevant planning consents. Oakwood Road is a much sought after and convenient road for families. There is a 'Morrisons' supermarket, bakery, hairdressers to name but a few close by, and excellent amenities at the nearby Quadrant parade. The mainline railway station linking St. Albans to London in just under 30 minutes remains a short distance away.



Total area: approx. 802.7 sq. feet

Produced for Cassidy & Tate Estate Agents  
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

- Walking To Beaumont School
- Three Bedrooms
- Large Family Garden
- Potential To Extend Further
- Semi Detached Bungalow
- Two Reception Rooms
- Off Street Parking
- 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	1	1
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
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