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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

HAZELWOOD DRIVE  
ST. ALBANS  
AL4 0UP

Guide Price £925,000

EPC Rating: G Council Tax Band: E



## All The Ingredients Needed For A Fabulous Lifestyle

Set in a popular location, this is a good sized four bedroom, semi-detached home of practical proportions offering modern day form and function. It will appeal to those looking for space with contemporary living arrangements. Clever indoor/outdoor integration between open plan living and external 'al fresco' dining provides for easy everyday living, whilst a separate reception room to the front of the property allows for some private time. Parquet style flooring begins in the entrance hall flows seamlessly into the fabulous open plan kitchen/breakfast/dining areas with a large dividing breakfast bar and in turn opens to a family room opening onto the garden. Further rooms on the ground floor comprise a conservatory opening from the kitchen and a cloak/utility room. Upstairs is a master bedroom with en-suite, three further good sized bedrooms and a stylish contemporary family bathroom. Outside is a large and private enclosed rear garden complete with detached summer house/office with power and light connected and patio area. To the front of the property is ample off road parking. Hazelwood Drive is a highly favoured road for families looking to be within the catchment of excellent schools and good local amenities, and 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

- Semi-Detached
- Extended
- Refurbished
- Close to Beaumont School
- 4 Bedrooms
- Large Garden
- Contemporary Layout
- No Onward Chain

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



