

St Albans Office  
10 High Street, St Albans  
Herts AL3 4EL  
01727 228428  
stalbans@cassidyandtate.co.uk

Marshalswick Office  
59 The Quadrant, St Albans,  
Herts AL4 9RD  
01727 832383  
marshalswick@cassidyandtate.co.uk

Wheathampstead Office  
39 High Street, Wheathampstead,  
Herts AL4 8BB  
01582 831200  
wheathampstead@cassidyandtate.co.uk

Knightsbridge Office  
45 Pont Street, Knightsbridge  
London SW1X 0BD  
020 7629 9966  
26@theknightsbridgeoffice.co.uk

Cassidy  
&Tate  
Your Local Experts



Award Winning Agency

THE AVENUE

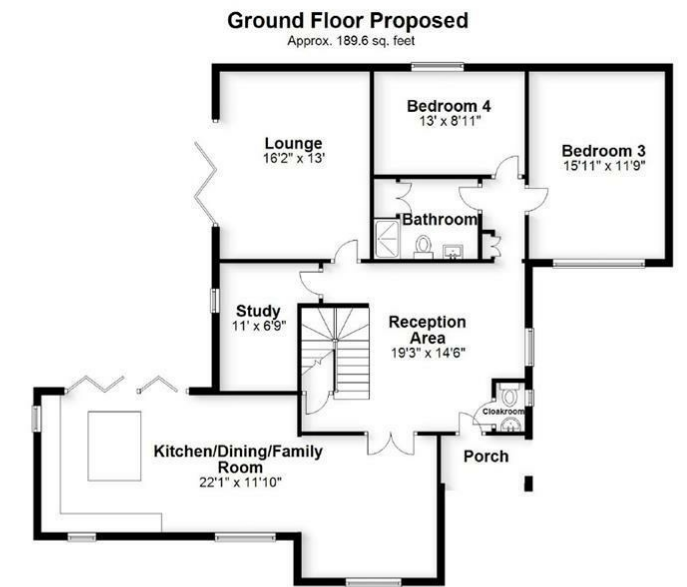
WELWYN

AL6 0PN



# All The Ingredients Needed For A Fabulous Lifestyle

A four bedroom detached family home that is approached via a gravelled carriage driveway and stands upon a fabulous secluded plot situated within a semi-rural position, and popular road in the Oaklands area of Welwyn. This lovely home offers spacious and flexible living which can be adapted to suit individual needs and has the potential to extend, subject to obtaining the relevant consents. Well presented accommodation comprises of an entrance hall that incorporates a study area, downstairs cloakroom, a sun room, living /dining room open to the kitchen and a separate family room to the rear of the property. Two of the four bedrooms and a shower room are also on the ground floor. On the first floor is a 22ft master bedroom, a further bedroom, a 'Jack & Jill' bathroom and dressing room. The bathrooms have recently been re-fitted with new suites and features such as underfloor heating to majority of the downstairs accommodation, wood panel flooring and feature log burner in the living/dining room, all lend a cosy feel. Outside is the rear garden is mainly laid to lawn with an extensive patio area, rose bed borders and is fully enclosed offering a high degree of privacy. The driveway to the front of the property provides off road parking for several cars and side gated access to the rear. The Avenue is a highly regarded road on the outskirts of Welwyn Village and Oaklands, within close proximity of a parade of shops. Further facilities and more extensive shops and train links can be found in Welwyn Garden City for those who wish to commute. Both Welwyn North and Knebworth offer a fast train service to Kings Cross taking approximately 30 minutes.



Total area: approx. 2190.7 sq. feet

Produced for CASSIDY AND TATE  
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

- Detached Versatile Home
- En Suite To Master Bedroom
- Further Potential (STPP)
- Front & Rear Secluded Gardens
- Four Double Bedrooms
- Three Receptions
- Recently Refitted Bathrooms
- Semi Rural Location

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	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
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(1-20) <b>G</b>	<b>1</b>	<b>1</b>
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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