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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

HAZELWOOD DRIVE
ST. ALBANS
AL4 0UY

Guide Price £750,000

EPC Rating: G Council Tax Band: D



Cassidy&Tate

All The Ingredients Needed For A Fabulous Lifestyle

Set in a popular location and enjoying a pleasant outlook overlooking a green, this is a well presented four bedroom home within the catchment area for the Ofsted outstanding Oakwood and Beaumont schools. The generous ground floor accommodation is well planned for the growing family to include a superb kitchen/dining room flowing into a family room and a separate living room. Upstairs, there is a master bedroom with en-suite shower room, three further good sized bedrooms and a stylish contemporary family bathroom. Outside is a large westerly facing 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 to include Oakwood and Beaumont and good local amenities, and for the professional/commuter the mainline railway station is approximately 1.2 miles away.



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Main area: Approx. 135.9 sq. metres (1463.1 sq. feet)
Plus outbuildings, approx. 9.1 sq. metres (97.5 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

- Four Bedroom Home
- Three Reception Rooms
- Off Road Parking
- Outside Office
- Walk To Beaumont School
- Two Bathrooms
- Overlooking Green
- West Facing Garden

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	



