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

Cassidy & Tate
Your Local Experts





Award Winning Agency

TOULMIN DRIVE

ST. ALBANS

AL3 6EE

Offers Around £1,175,000

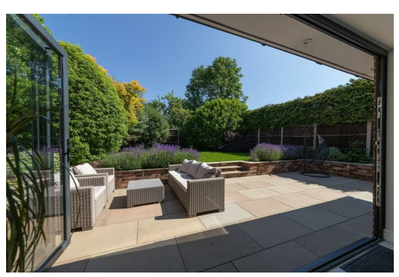
EPC Rating: D Council Tax Band: F



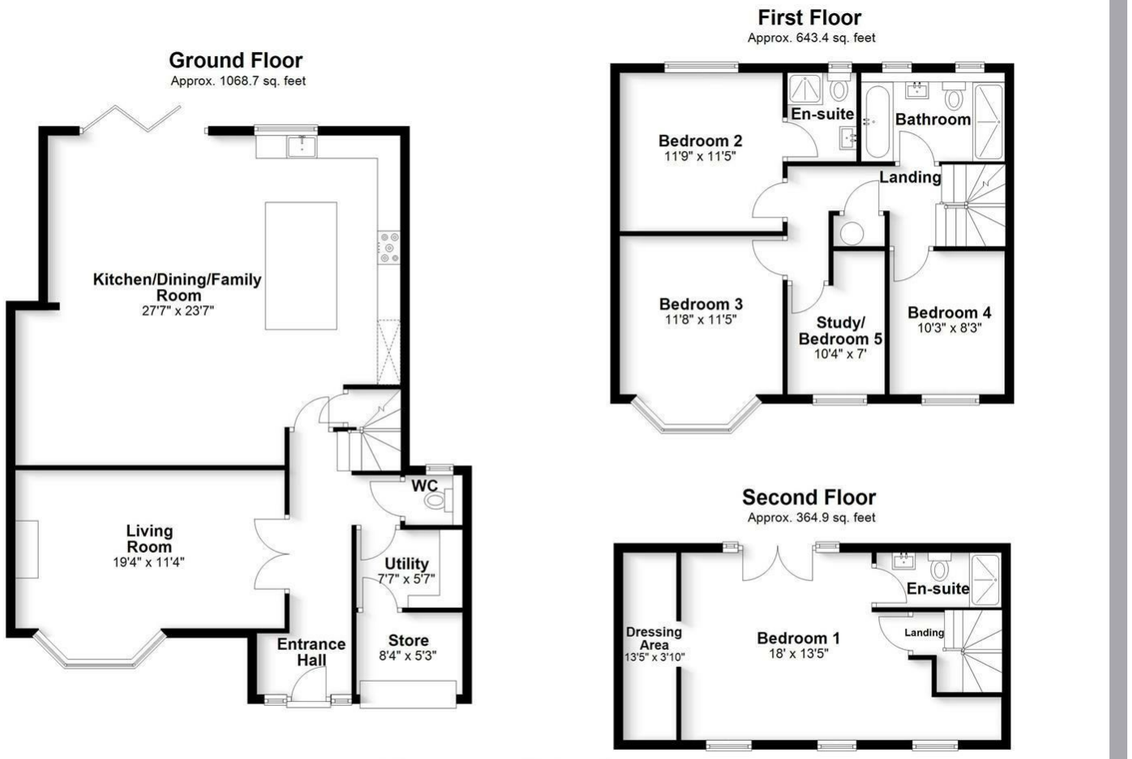
All The Ingredients Needed For A Fabulous Lifestyle

Occupying one of the most desirable positions on Toulmin Drive, directly opposite attractive parkland and just moments from Batchwood Golf Course, this exceptional detached family home has been beautifully maintained and thoughtfully designed to cater for modern family living. Offering generous and versatile accommodation throughout, the property boasts five well-proportioned bedrooms and three contemporary bathrooms, providing ample space for growing families. At the heart of the home is an impressive open-plan kitchen, dining and family room, creating a wonderful social hub for everyday life and entertaining alike. Flooded with natural light, this superb space enjoys delightful views over the private rear garden and seamlessly connects indoor and outdoor living. To the front of the property, a separate reception room offers excellent flexibility, ideal as a formal sitting room, playroom, home office or additional family space depending on your individual requirements. The location is undoubtedly one of the home's strongest features. Perfectly positioned for families, the property is within walking distance of the highly regarded STAGS School for Girls, while excellent local schooling, open green spaces, leisure facilities and St Albans city centre are all easily accessible. Batchwood Golf Course, sports facilities and picturesque parkland are quite literally on your doorstep, offering an enviable lifestyle for both families and outdoor enthusiasts. Combining a prime location, spacious accommodation and a superb family-friendly setting, this outstanding home presents a rare opportunity to acquire a substantial detached residence in one of St Albans' most sought-after residential locations.









Total area: approx. 2077.0 sq. feet

Produced for Cassidy & Tate Estate Agents. For guidance purposes, 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.

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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



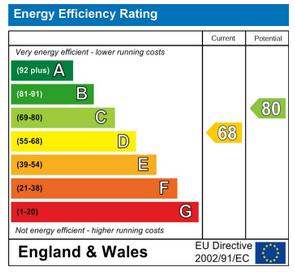






Specialists in Bespoke Properties

- Semi Rural Location
- Five Double Bedrooms
- Kitchen/Living/Diner
- Off Street Parking & Landscaped Garden
- Walking To Stags School
- Stunning Parkland Views
- Three Bathrooms
- Beautiful Condition Throughout
- Garage/Storeroom
- Over 2,000 Square Feet Of Living



The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

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