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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

WYNCHES FARM DRIVE  
ST ALBANS  
AL4 0XH

Guide Price £850,000

EPC Rating: G Council Tax Band: F



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## All The Ingredients Needed For A Fabulous Lifestyle

A contemporary theme flows through this lovely four bedroom detached property which is situated within a peaceful and modern development. The property is superbly presented and very versatile with a floorplan design arranged over two floors. A good sized entrance hall leads into the dining room and separate lounge via double doors, a modern fitted kitchen/breakfast room and a downstairs cloakroom. Both reception rooms are well proportioned and provide comfortable and welcoming living and entertaining spaces. The modern fitted kitchen is complemented beautifully by granite work top surfaces. Upstairs the master bedroom is served by an en-suite whilst the remaining three bedrooms are served by a stylish family bathroom. Patio doors from the lounge open out to the lovely rear garden, perfect for outdoor entertaining. To the front of the property is a driveway providing off road parking which in turn leads to the garage. Wynch Farm Drive is situated off Hatfield Road, close to good local amenities and excellent schools. St. Albans city centre with its extensive shopping and leisure facilities and the mainline railway station, linking St. Albans to London, St Pancras, remains only a short distance away.



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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



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## Specialists in Bespoke Properties

- Modern Development
- En-Suite & Cloakroom
- Kitchen/Breakfast Room
- Potential To Extend stpp
- Four Bedroom Detached
- Two Reception Rooms
- Garage & Parking
- School Catchment Area

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	



