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Cassidy
&Tate
Your Local Experts



Award Winning Agency

DRIFTWOOD AVENUE

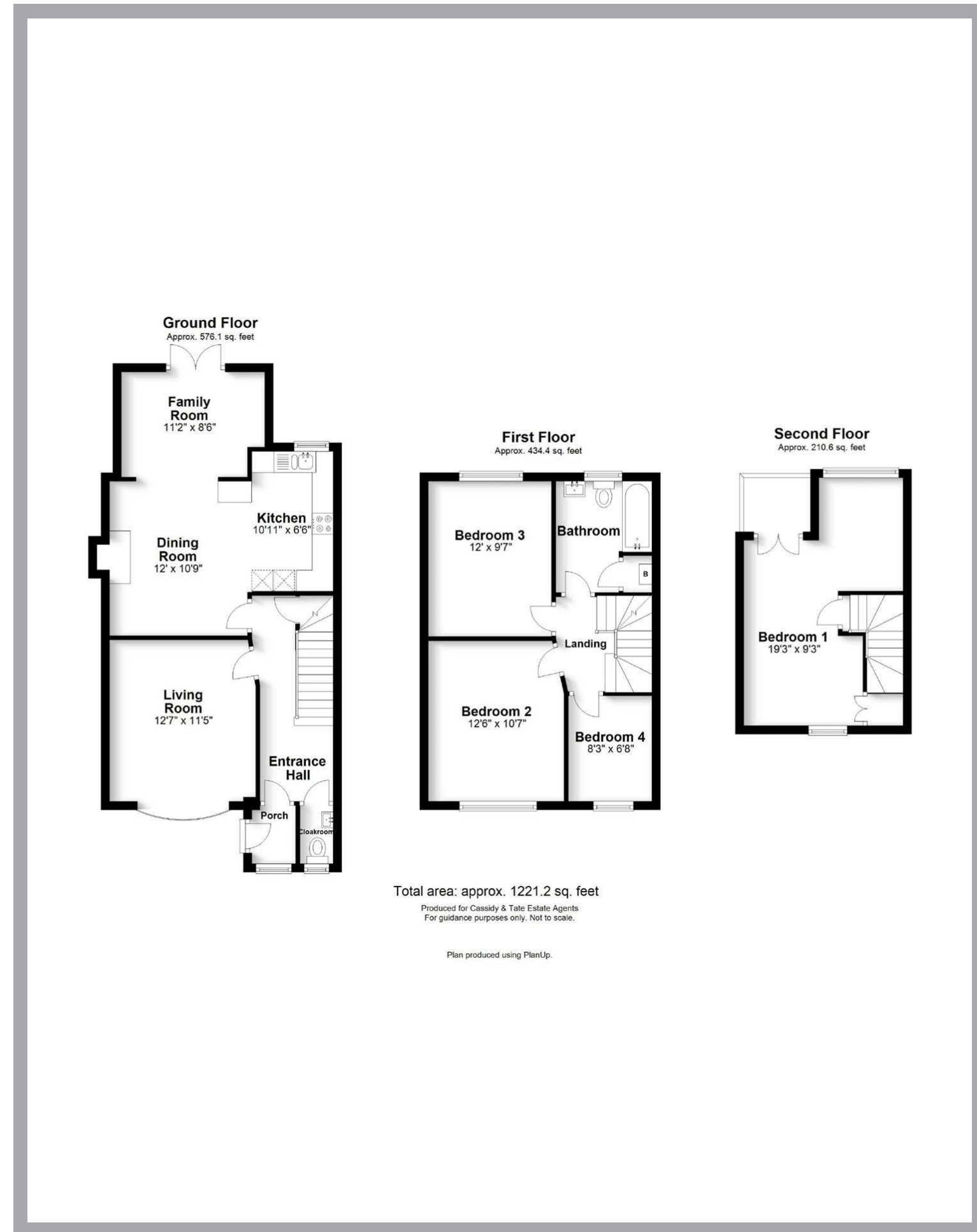
ST. ALBANS

AL2 3DE



All The Ingredients Needed For A Fabulous Lifestyle

An extended four bedroom semi-detached family home that is arranged over three floors and is presented in fantastic condition throughout. Internally, the property offers an enclosed front porch, a downstairs WVC, under stairs storage, a bright and airy living room with bay window, and a wonderful open plan kitchen/diner/ family room that forms part of the rear extension, and offers the perfect setting for family gatherings and entertaining. On the first floor the home presents three good sized bedrooms which are served by a modern family bathroom suite. On the second floor you will find a further bedroom with fitted wardrobe space and plenty eaves storage. Externally the home offers a front driveway with side access leading down to the well maintained private rear garden which boasts a detached garage equipped with power and light. In addition the property has recently had a new roof and underfloor heating in the kitchen/diner and a child's play area to the rear. Driftwood Avenue is located just off the Watford Road on the south side of the city close to well-regarded schooling to include Killigrew infant and junior, only a short drive to a nearby Waitrose supermarket and the city centre. The major motorway networks are also easily accessible.



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
- Four Bedrooms
- Cloakroom
- Garage
- Off-Street Parking
- Open-Plan Kitchen
- Chain Free
- Side Access

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	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

