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Cassidy & Tate
Your Local Experts

Award Winning Agency

OAK TREE GARDENS

ST. ALBANS

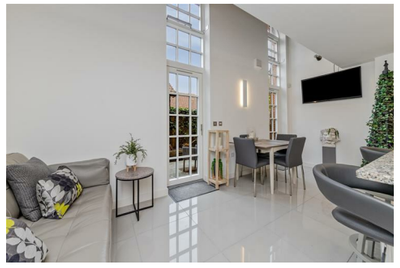
AL1 3DE

Guide Price £1,425,000

EPC Rating: B Council Tax Band: G

All The Ingredients Needed For A Fabulous Lifestyle

Oak Tree Gardens is an exclusive collection of just ten townhomes, set behind electric gates in the heart of St Albans city centre, within easy walking distance of a wide range of shops, restaurants, amenities and transport links. This particular home is one of the largest properties within the development and is especially distinctive, forming part of the original Victorian Museum building, which was sensitively transformed into a collection of individual residences. The property retains a wonderful sense of character, with high ceilings, generous proportions and striking large arched windows. One of the home's most impressive features is the kitchen and adjoining lounge, where the beautiful arched windows extend upwards to the mezzanine level overlooking the kitchen and private garden. This creates a wonderful sense of space and allows natural light to flow throughout the heart of the home. The entrance level features a spacious kitchen with a central island and doors opening onto the private courtyard garden, providing an ideal setting for entertaining and al fresco dining. There is also a utility room, cloakroom and study on this level. The upper floors offer four generous double bedrooms, including two en-suites, a family bathroom and an elegant drawing room. The principal bedroom is a particularly impressive retreat, featuring a vaulted ceiling and a floor-to-ceiling window, with glazed doors opening directly onto a private balcony. Further benefits include underfloor heating throughout all levels, a private driveway and the property being offered chain free. The development is accessed through secure electric gates, providing a private and peaceful setting despite its central location. The nearby vibrant city centre offers an excellent mix of independent boutiques, specialist retailers, major stores, international brands, cafés and restaurants, as well as the popular weekly market.



Total area: approx. 2098.1 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.

www.cassidyandtate.co.uk

Perfect Fusion of Location And Way of Living

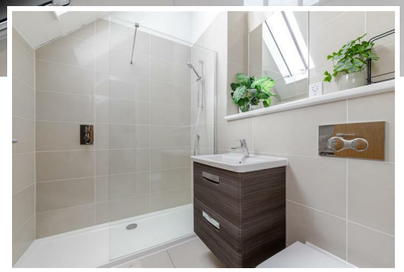
Why Cassidy & Tate

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.

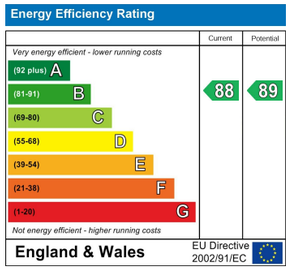
Your Local Property Experts

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

- Historic Museum Conversion
- Walking Distance to City Station
- Chain Free Sale
- Impressive Mezzanine Gallery
- Vaulted Ceilings
- Gated Exclusive Development
- Driveway
- Bathroom & Two En-Suites
- Courtyard Garden / Communal Gardens
- Under Floor Heating



The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

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