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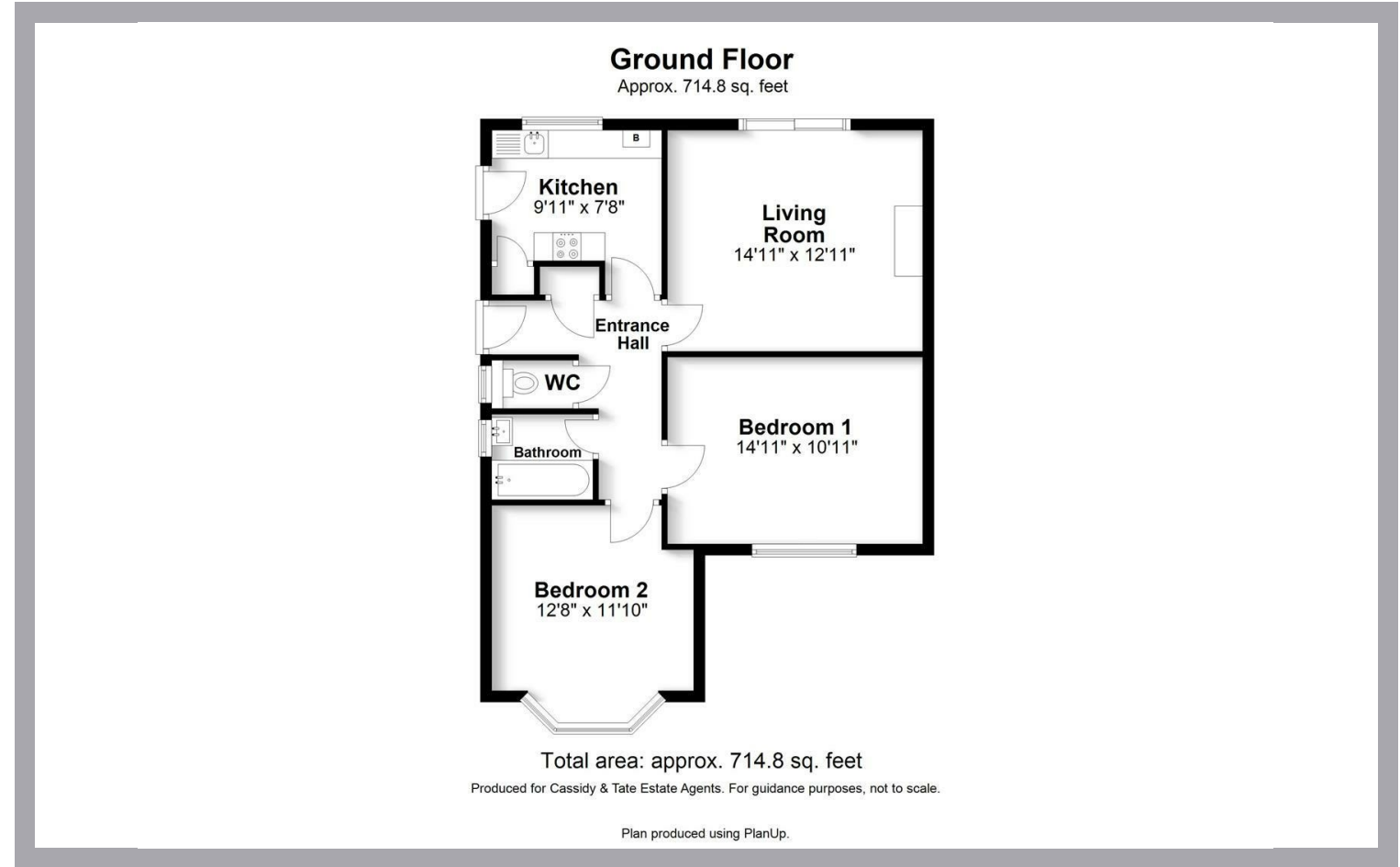
Cassidy  
& Tate  
Your Local Experts

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Award Winning Agency

OAKWOOD ROAD  
ST. ALBANS  
AL2 3PX



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.

# All The Ingredients Needed For A Fabulous Lifestyle

A two double bedroom semi detached bungalow to be sold with full vacant possession. The property has the benefit of a new kitchen and bathroom, new gas central heating boiler and has been decorated. Outside there is off street parking for a number of vehicles, front and rear enclosed garden. Oakwood Road is ideally placed within walking distance of the nearby shopping parade in Bricket Wood. Bricket Wood itself enjoys beautiful green spaces and woodland, gives easy access to the major motorway networks and is close to excellent schools. More comprehensive shopping and leisure facilities can be found in the nearby city of St. Albans which also provides a mainline train station with direct services to London.



## Specialists in Bespoke Properties

- Semi Detached Bungalow
- Refitted Kitchen
- Refitted Bathroom
- EPC Rating 'D'
- Two Double Bedrooms
- Lounge
- No Chain
- Council Tax Band 'E'

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 84        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

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

