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Cassidy
&Tate
Your Local Experts



Award Winning Agency

WOODSTOCK ROAD SOUTH

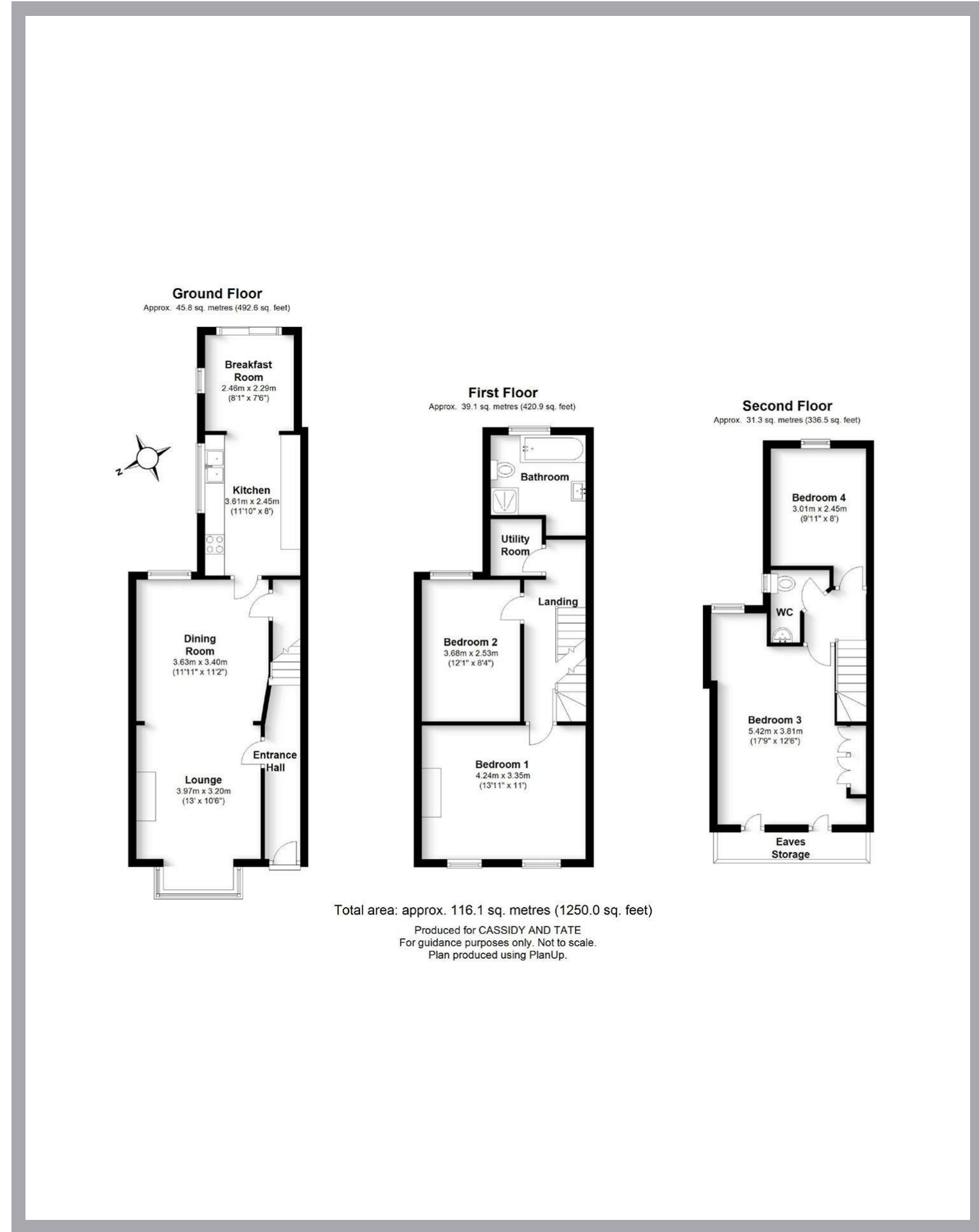
ST ALBANS

AL1 4QH



All The Ingredients Needed For A Fabulous Lifestyle

A charming four bedroom character property, positioned in a sought after road and set amongst a variety of similar houses, which proves to be popular with commuters and professional alike. The current owners have sympathetically extended and refurbished the property throughout, creating beautifully presented and well proportioned living accommodation, whilst still managing to mix a blend of modern with period detail, such as solid wood flooring and feature fireplace, all lending a warm and comfortable atmosphere. Arranged over three functional floors, the property features an open plan lounge/dining room, a luxury fitted kitchen/breakfast room with doors that open to bring the outside in. Two of the four bedrooms, a utility room and the family bathroom are situated on the first floor. Bedrooms three and four, plus a separate WC can be found on the second floor. Externally the property is further complemented by a landscaped rear garden with patio and lawned areas and to the front a small garden area with mature shrubs, shingled area and paved path leading to the front door. A particular and rare feature of this property is that it has off street parking to the rear.



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

- Period Property
- Close To Mainline Station
- Arranged Over Three Levels
- Parking
- Great Location
- School Catchment Area
- Four Bedrooms
- Complete Chain

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	
Not energy efficient - higher running costs	
64	72
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	
Not environmentally friendly - higher CO ₂ emissions	
1	1
EU Directive 2002/91/EC	

