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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

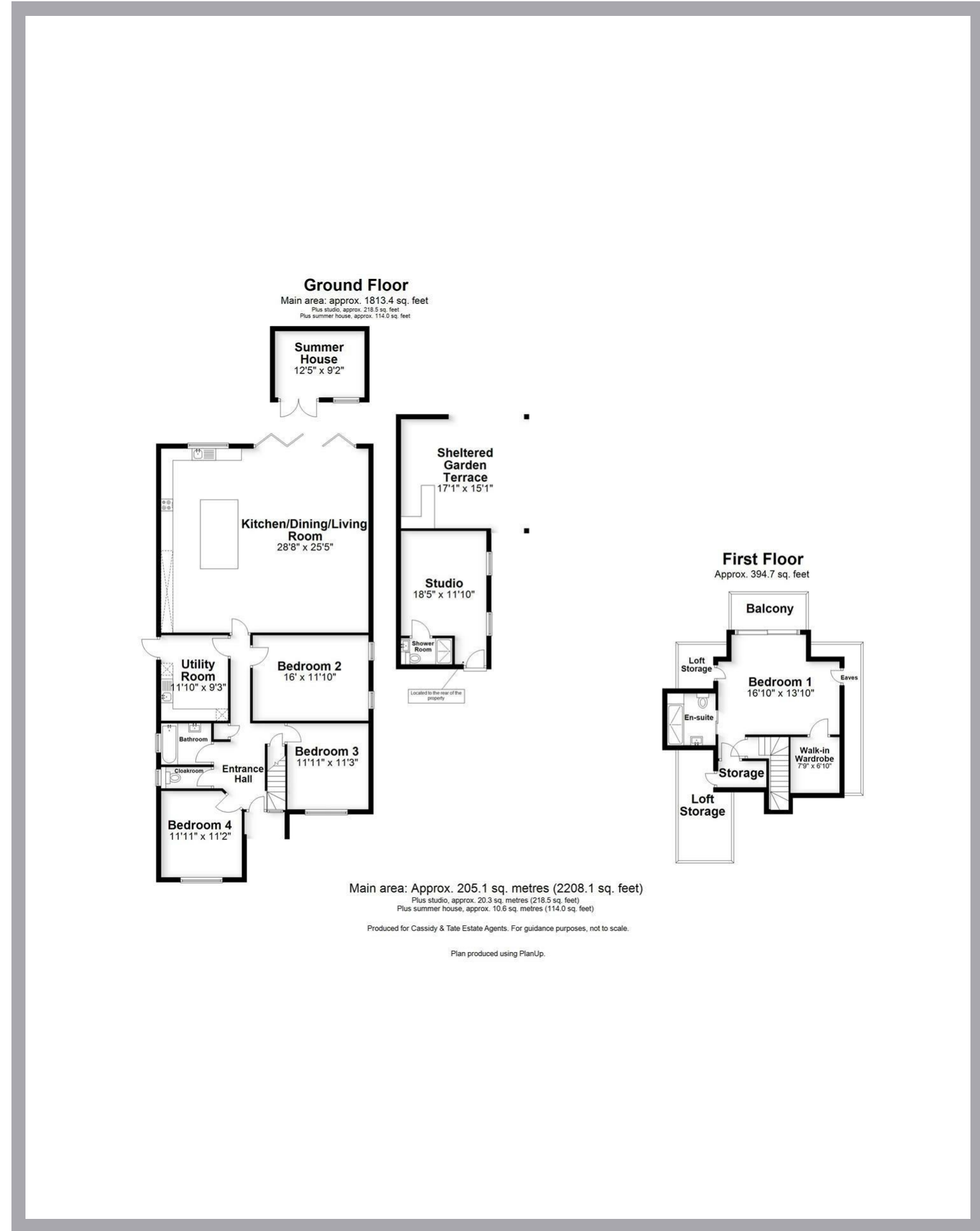
BUCKNALLS DRIVE
ST. ALBANS
AL2 3XL

Offers Over £1,250,000



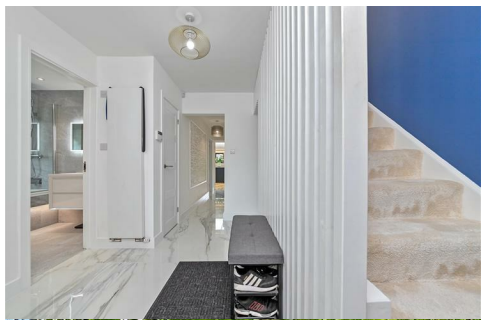
All The Ingredients Needed For A Fabulous Lifestyle

Nestled in the sought-after location of Bucknalls Drive, Bricket Wood, St. Albans, this stunning detached house is a true gem. Boasting an outstanding open plan accommodation, four/five bedrooms, and three bathrooms, this property offers ample space for comfortable living. With a property size of over 2,200 sq ft, this home exudes charm and character, dating back to the 1930s/1950s. The house has been fully refurbished to a very high standard blending modern amenities with classic elegance seamlessly. One of the standout features of this property is the detached garden annex, providing additional space for guests, a home office, or a peaceful retreat. The outside entertainment area is perfect for hosting gatherings or simply enjoying the outdoors in style. Whether you're looking for a cozy night in or a summer BBQ in the beautifully landscaped garden, this property offers the best of both worlds. Don't miss the opportunity to make this house your home and experience the epitome of British charm and sophistication.



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

- Large Detached Dwelling
- Over 2,200 Square Feet
- Wonderful Rear Garden
- Self Contained Annex
- Outside Entertainment Area
- Fully Refurbished High Spec
- Four Double Bedrooms
- OSP For Several Cars

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		
		84
	61	
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		



