

St Albans Office
10 High Street, St Albans
Herts AL3 4EL
01727 228428
stalbans@cassidyandtate.co.uk

Marshalswick Office
59 The Quadrant, St Albans,
Herts AL4 9RD
01727 832383
marshalswick@cassidyandtate.co.uk

Wheathampstead Office
39 High Street, Wheathampstead,
Herts AL4 8BB
01582 831200
wheathampstead@cassidyandtate.co.uk

Knightsbridge Office
45 Pont Street, Knightsbridge
London SW1X 0BD
020 7629 9966
26@theknightsbridgeoffice.co.uk

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&Tate
Your Local Experts

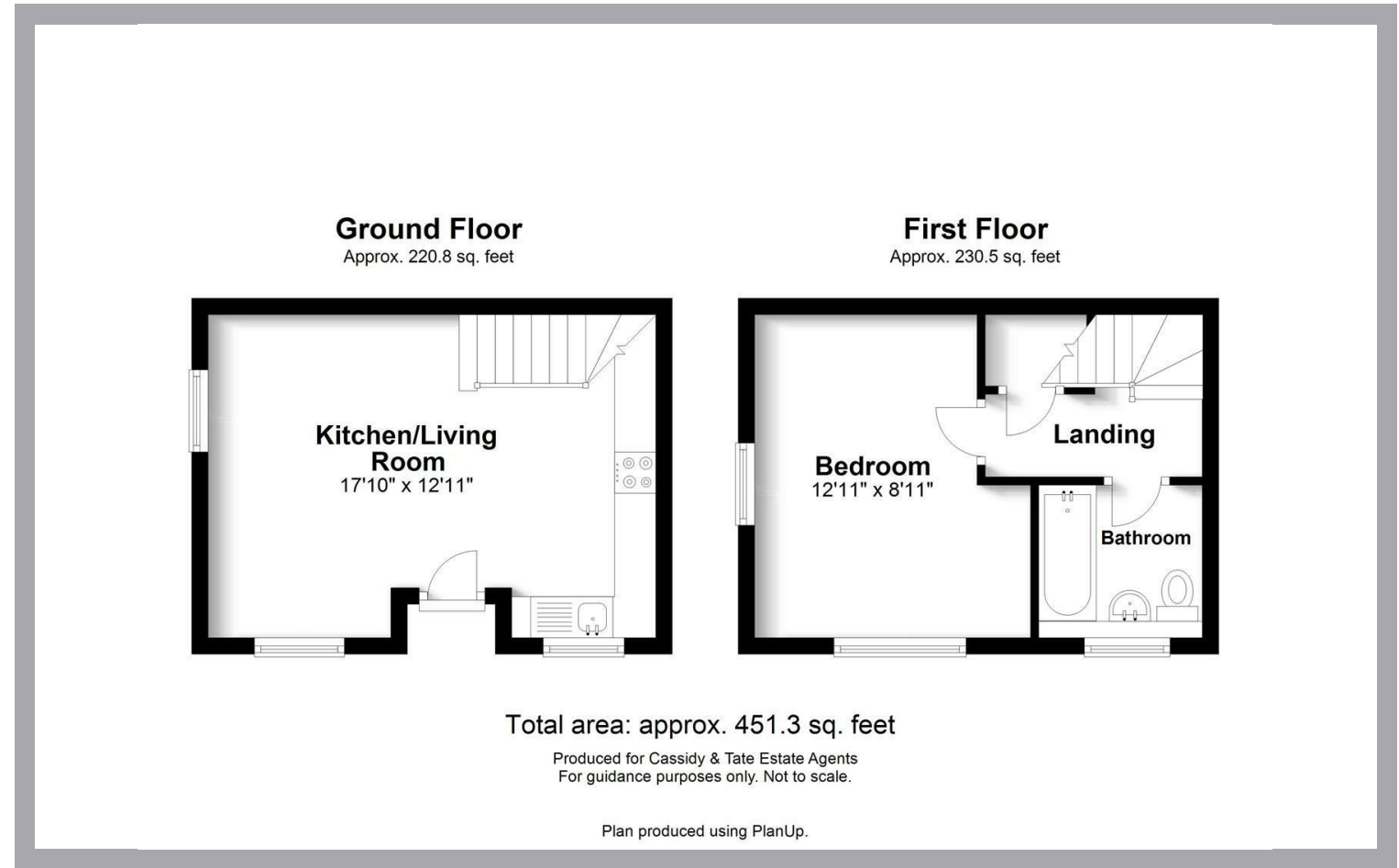


Award Winning Agency

WOODLANDS
ST. ALBANS
AL2 2AD



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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

This well presented home would be an ideal first buy and is offered for sale with no chain. The property has bright open plan living accommodation with Karndean flooring. The spacious lounge area leads to a modern kitchen with Quartz worktops, integrated NEFF oven, hob and chimney extractor, BOSCH fridge and dishwasher. The first floor has a double bedroom and modern bathroom suite. There is ample storage under the stairs which includes plumbing for a washing machine(not included). Upstairs there is a useful landing cupboard and, accessed via a ladder, a fully boarded loft space for plenty of storage opportunities. Further benefits include gas to radiator heating provided by a Valliant combination boiler, Solidor double glazed front door and double glazed windows throughout. Outside there is a private garden to both the front and side as well as an allocated parking space. Woodlands is a quiet residential cul de sac in the village of Park Street which lies approximately 2 miles to the south of St Albans city. The house is conveniently located for local shops and amenities as well as popular schools including Park Street, Killigrew and How Wood. A short walk away is How Wood Station which serves Watford Junction with connections to London Euston and St Albans Abbey city station.



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Specialists in Bespoke Properties

- Well Presented Home
- Modern Integrated Kitchen
- Modern Bathroom Suite
- Double Glazing Throughout
- Front & Side Garden
- Open Plan Living
- One Double Bedroom
- Gas Radiator Heating
- Allocated Parking
- No Chain

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		68	
(21-38) F			
(1-20) G			
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			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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