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Cassidy  
&Tate  
Your Local Experts



Award Winning Agency

OAKWOOD ROAD

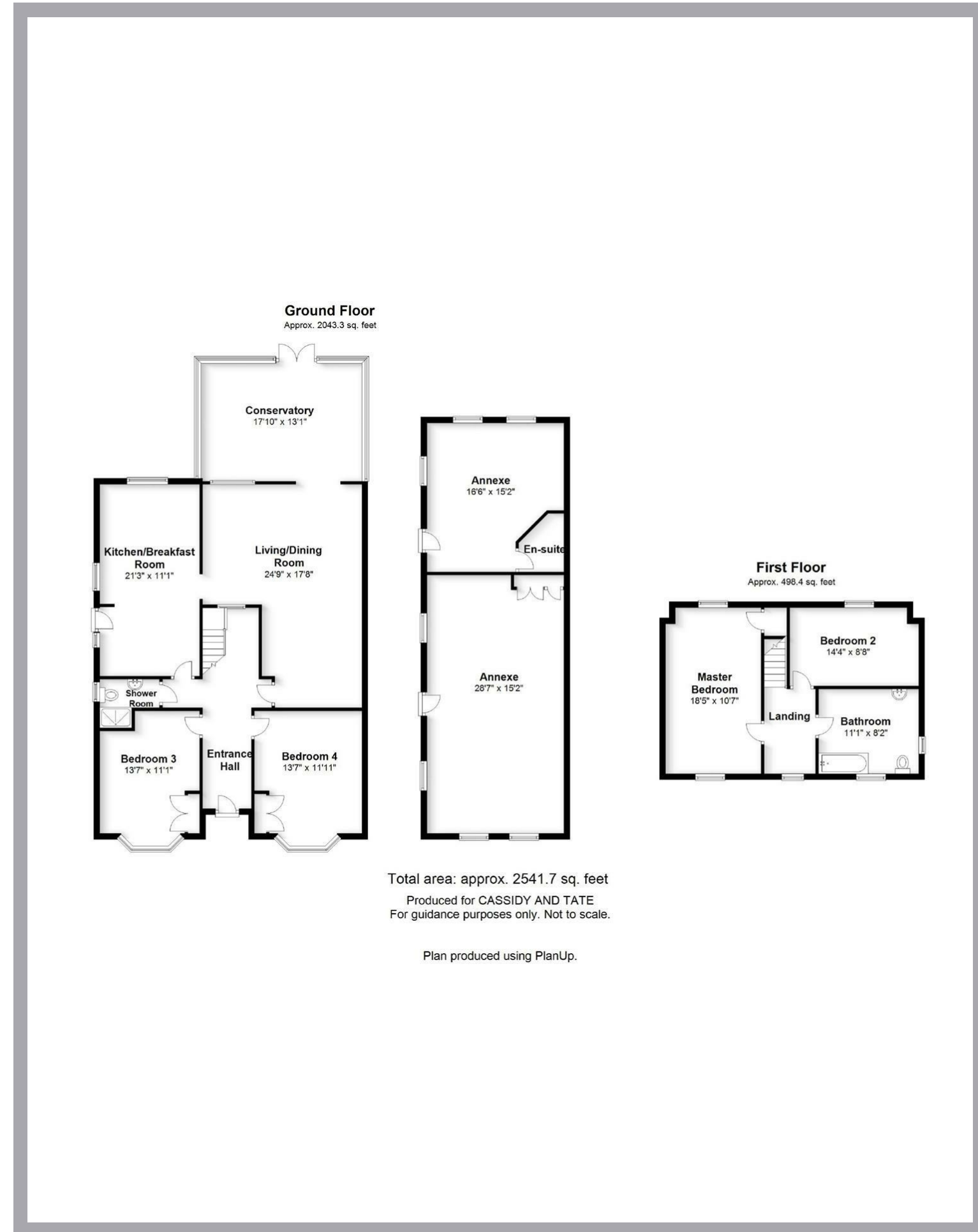
ST ALBANS

AL2 3PX



# All The Ingredients Needed For A Fabulous Lifestyle

A sizeable four bedroom detached dwelling which is positioned on a substantial plot and set well back from the street. A good sized entrance hall leads to spacious and open plan living accommodation comprising a 24ft lounge/dining room, a 21ft kitchen/breakfast room and a large sun filled conservatory. The lounge/dining room is open to the fabulous kitchen/breakfast room making gatherings and entertaining easy whilst solid wood flooring flows and connects the lounge/dining room into the conservatory. Two of the four bedrooms are situated on the ground floor. Both are light filled double rooms with bay windows. Also to the ground floor is a cloakroom/shower room. On the first floor is a dual aspect master bedroom, an additional double bedroom and a stylish family bathroom. The property is further enhanced by a lovely mature rear garden with patio area and a variety of shrubs and plants. A particular feature of this property is the detached and very large outbuilding which is currently being used as a home office. The building is brick built with fully insulated walls, light and power and en-suite facilities. To the front of the property is a driveway providing off road parking for several cars. Further features include no onward chain and potential to enlarge the property further, subject to obtaining the relevant planning consents. 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.



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



Cassidy&Tate

## Specialists in Bespoke Properties

- Prime Residential Area
- Extended Detached Property
- Four Double Bedrooms
- Three Reception Rooms
- Located In Bricket Wood
- Detached Garden Home Office
- Two Bath/Shower Rooms
- Chain Free

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