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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



[www.cassidyandtate.co.uk](http://www.cassidyandtate.co.uk)

OAK TREE GARDENS  
ST. ALBANS  
ALI 3DE

Asking Price £1,375,000

EPC Rating: B Council Tax Band: G



# All The Ingredients Needed For A Fabulous Lifestyle

A stunning four bedroom home set within this private gated development of Oak Tree Gardens. Part of a collection of just ten distinctive properties in the heart of the city centre, perfect for anyone looking for city living with everything on their doorstep. Constructed in a complementary style around the former landmark Victorian Museum of St Albans, the properties offer contemporary living and entertaining spaces, with generous and versatile accommodation spread over three floors.

A striking feature is the main bedroom suite on the top floor, with a vaulted ceiling and a fully glazed gable end that opens onto an outdoor balcony offering spectacular sunset views. The ground floor boasts a beautiful state-of-the-art kitchen with an island opening onto a private courtyard garden, perfect for al fresco dining. The property comprises four bedrooms, two en-suites, a family bathroom, kitchen/dining room, living room, study, utility room and cloakroom. There is an allocated parking space to the front, visitors parking and a well maintained communal garden.

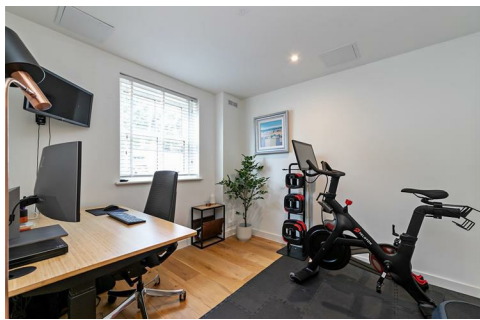
Located near highly sought-after schools and just a short stroll away from all the city centre shops, cafes and restaurants. A convenient 10 minutes walk to St Albans City Station which offers fast train access to London in as little as 12 minutes (West Hampstead) and 21 minutes (St Pancras).



Total area: approx. 1996.0 sq. feet  
Produced for Cassidy & Tate Estate Agents. For guidance purposes, not to scale.  
Garden Room is included in Square Footage.  
Plan produced using PlanUp.

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



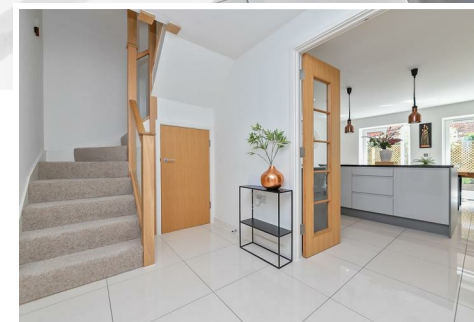
## Why Cassidy & Tate

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

- Four Bedroom Home
- Prime Central Location
- City Living
- Gardens & Parking
- Gated Development
- Short Walk To Station
- High Specification
- Building Warranty

Free Online Valuation



| 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 |         |           |
| England & Wales                             | 82      | 84        |
| EU Directive 2002/91/EC                     |         |           |

