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Cassidy
& Tate
Your Local Experts



Award Winning Agency

BUCKNALLS DRIVE
ST ALBANS
AL2 3XJ

Price Guide £1,250,000

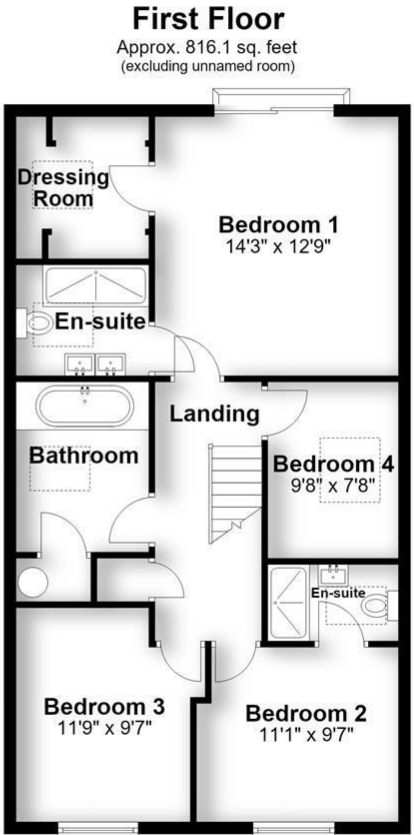
EPC Rating: Council Tax Band: E

www.cassidyandtate.co.uk



All The Ingredients Needed For A Fabulous Lifestyle

Cassidy & Tate are delighted to present this exceptional four-bedroom detached family home, situated on the highly regarded Bucknalls Drive in the sought-after village of Bricket Wood. Recently comprehensively refurbished to an impressive standard throughout, the property offers beautifully presented and generously proportioned accommodation, combining contemporary styling with a superb layout designed for modern family living. The true heart of the home is the impressive open-plan kitchen, living and dining room positioned across the rear of the property. This wonderful space has been designed with both everyday family life and entertaining in mind, enjoying an abundance of natural light and attractive views across the beautifully landscaped rear garden. It creates a fantastic social hub where cooking, dining and relaxing can all be enjoyed together. Further living accommodation is provided by three versatile reception rooms, offering excellent flexibility for growing families and providing space for more formal entertaining, relaxing or working from home. There is the added benefit of downstairs shower room. Upstairs, the property offers four generous double bedrooms complemented by three beautifully appointed bathrooms, providing excellent accommodation for both family members and visiting guests. Outside, the landscaped gardens provide an attractive backdrop to the house and a wonderful extension of the main living space, with plenty of opportunity for outdoor dining, entertaining and relaxing. Bricket Wood is a highly desirable Hertfordshire village, offering an appealing balance of village life while remaining conveniently positioned for St Albans, Radlett and the surrounding areas. Local amenities, well-regarded schooling and excellent road and rail connections are all within easy reach.



Total area: approx. 1819.1 sq. feet
Produced for Cassidy & Tate Estate Agents. For guidance purposes, not to scale.
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

- Fully Refurbished Detached House
- Four Bathrooms
- Landscaped Gardens
- Village Lifestyle
- Open Plan Accommodations
- Four Double Bedrooms
- Three Reception Rooms
- Off Street Parking
- Chain Free
- Close To Local Amenities

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		
EU Directive 2002/91/EC		
England & Wales		



