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Cassidy  
&Tate  
Your Local Experts

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Award Winning Agency

WOODCUTTER PLACE

ST. ALBANS

AL2 2SP

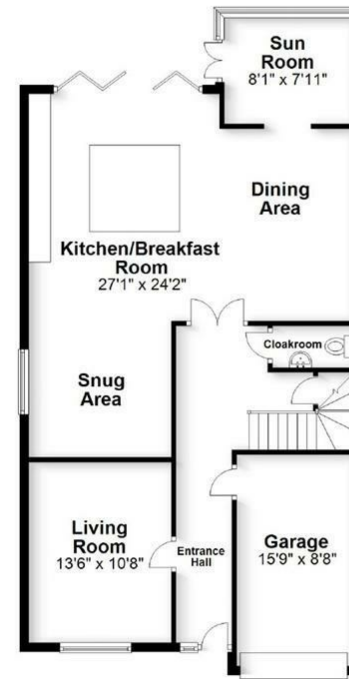


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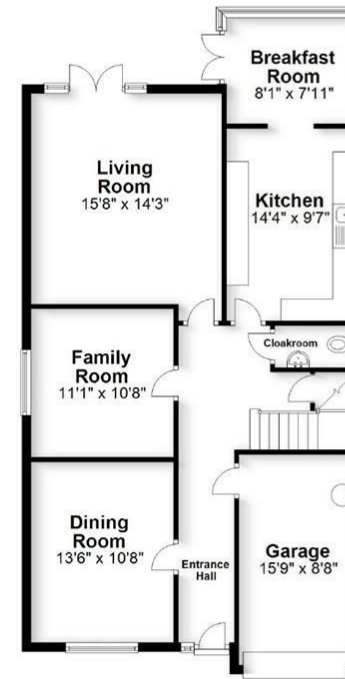
# All The Ingredients Needed For A Fabulous Lifestyle

A modern and spacious six bedroom, three reception room, detached family home nestled amongst similar properties, within an exclusive gated private close in Park Street. This well maintained property is arranged over three floors with a floorplan measuring over 2,500sq ft. Flexible and functional living accommodation is tastefully decorated, creating a contemporary and welcoming ambience throughout. The ground floor living accommodation is warmed by underfloor heating which starts from the entrance hall and flows into the dining room, family room, living room, cloakroom and the lovely open kitchen/breakfast/conservatory room. On the first floor is a 20ft principal bedroom with en-suite, three further double bedrooms, an additional en-suite, a family bathroom and a useful laundry room. The second floor accommodates two double bedrooms and an en-suite to bedroom five. To the front of the property is a driveway providing off road parking which in turn leads to the integral garage with courtesy door straight into the entrance hall. An attractive, low maintenance rear garden complements the property further. Woodcutter Place is a private no through road set back off Penn Road 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 and St Albans Abbey stations.

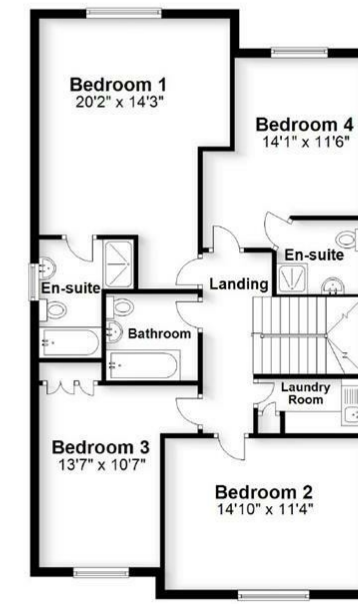
**Proposed Ground Floor**  
Approx. 0.0 sq. feet



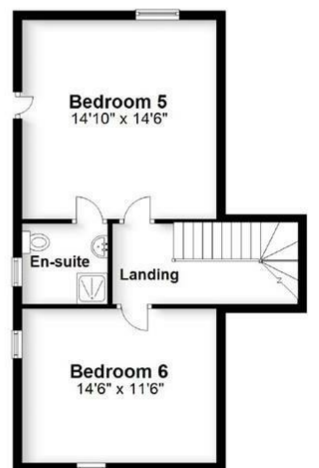
**Ground Floor**  
Approx. 1055.4 sq. feet



**First Floor**  
Approx. 966.2 sq. feet



**Second Floor**  
Approx. 515.5 sq. feet



Total area: approx. 2537.0 sq. feet

Produced for Cassidy & Tate Estate Agents  
For guidance purposes only. 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



Cassidy&Tate

## Specialists in Bespoke Properties

- Gated Development
- Under Floor Heating
- Kitchen/Breakfast Room
- Three En-Suites
- Detached
- Garage
- Six Bedrooms
- School Catchment Area

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		
<b>England &amp; Wales</b>	<b>70</b>	<b>69</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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	<b>71</b>	<b>71</b>
EU Directive 2002/91/EC		



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