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Cassidy  
&Tate  
Your Local Experts



Award Winning Agency

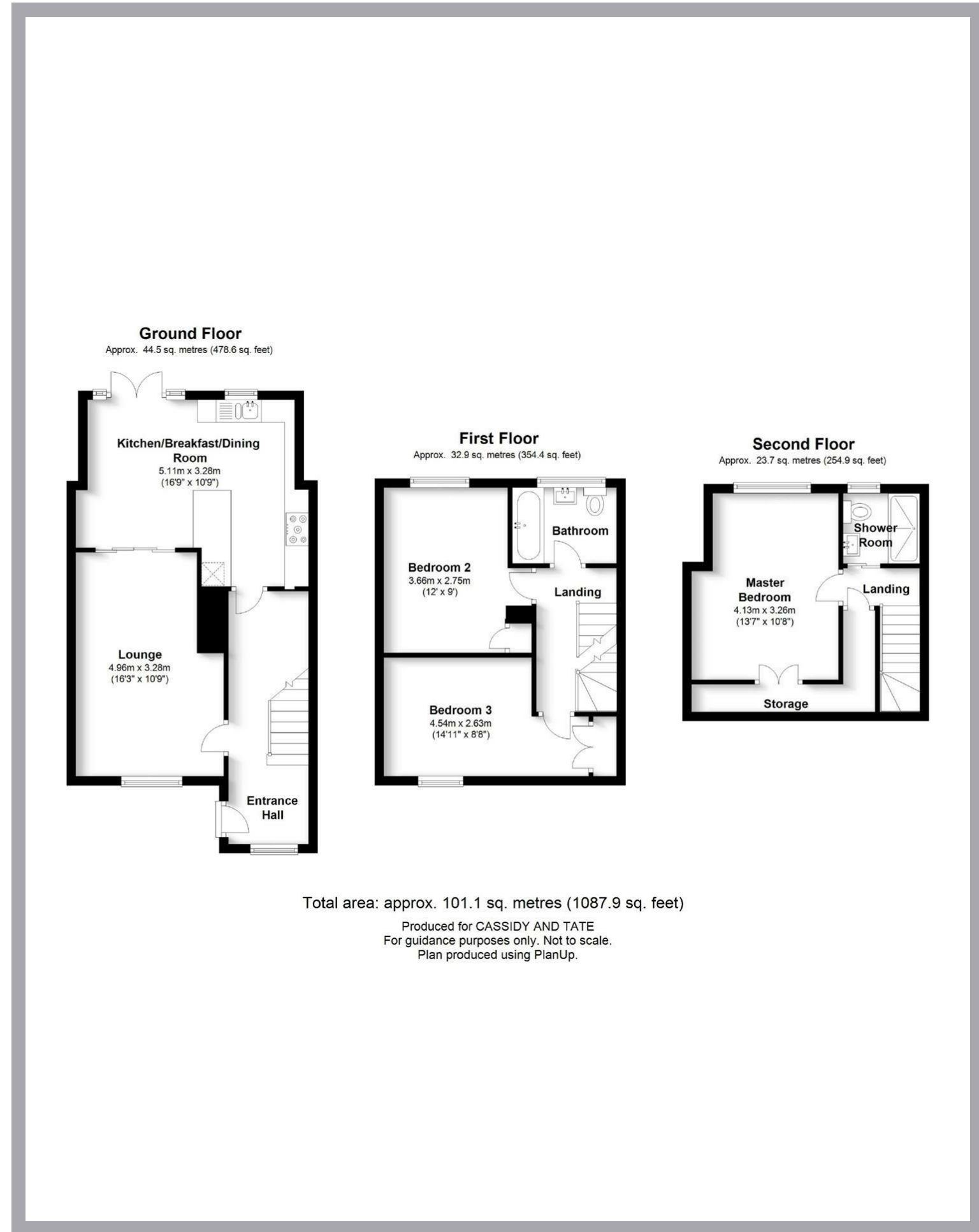
DRAKES DRIVE  
ST ALBANS  
AL1 5AQ



Cassidy&Tate

# All The Ingredients Needed For A Fabulous Lifestyle

Viewing is highly recommended on this three bedroom terraced property, as once inside you are greeted by large inviting areas complemented beautifully by a tasteful decor and good quality fixtures and fittings. A ground floor rear extension and a loft conversion has transformed the property into a practical and versatile family haven with features that include a comfortable lounge with feature fireplace. Parquet flooring links the hallway to the superb open plan fitted kitchen/diner to the rear of the property. Bi-folding doors from the lounge to the dining area allows for more open space or separate living. On the first floor are two of the three bedrooms which are served by a stylish family bathroom. The third bedroom is situated on third floor served by an en-suite. Outside the property benefits from a low maintenance rear garden and to the front a driveway providing off road parking. Drakes Drive is situated within the catchment of good local schools and near to local amenities. St. Albans city centre and the mainline railway station remain only a short distance away.



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

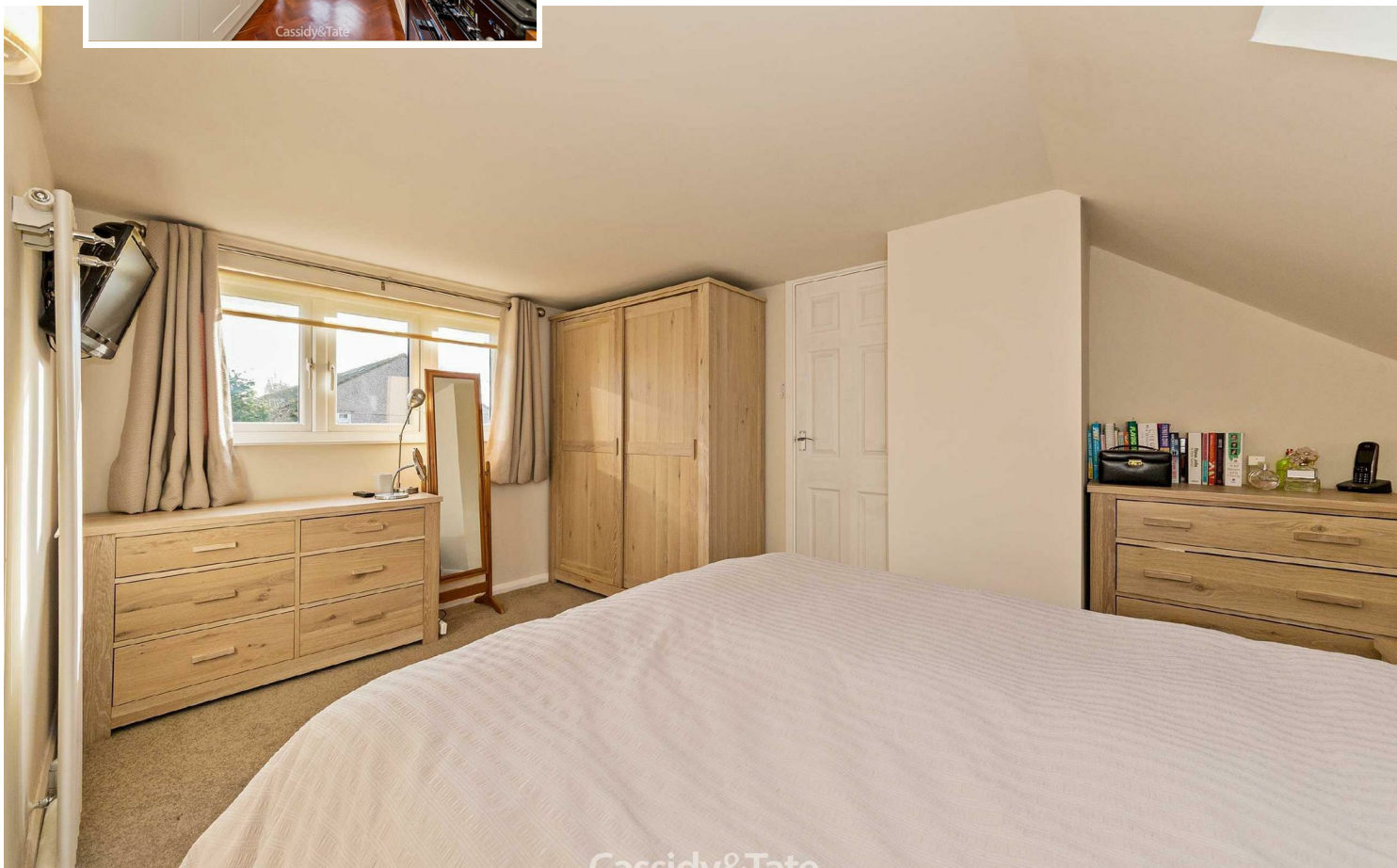
As one of St. Albans leading estate agents we work relentlessly to ensure our valued customers receive the exceptional service they deserve at all times. We epitomise not only professional estate agency knowledge, but a dedication to integrity and responsiveness to every client. The Cassidy & Tate team 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

- Mid Terrace Property
- Lounge
- Bathroom & En Suite
- Off Street Parking
- Three Bedrooms
- Modern Kitchen/Diner
- Family Garden
- Catchment For Local Schools



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>	61	73
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>	1	1
EU Directive 2002/91/EC		

