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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency

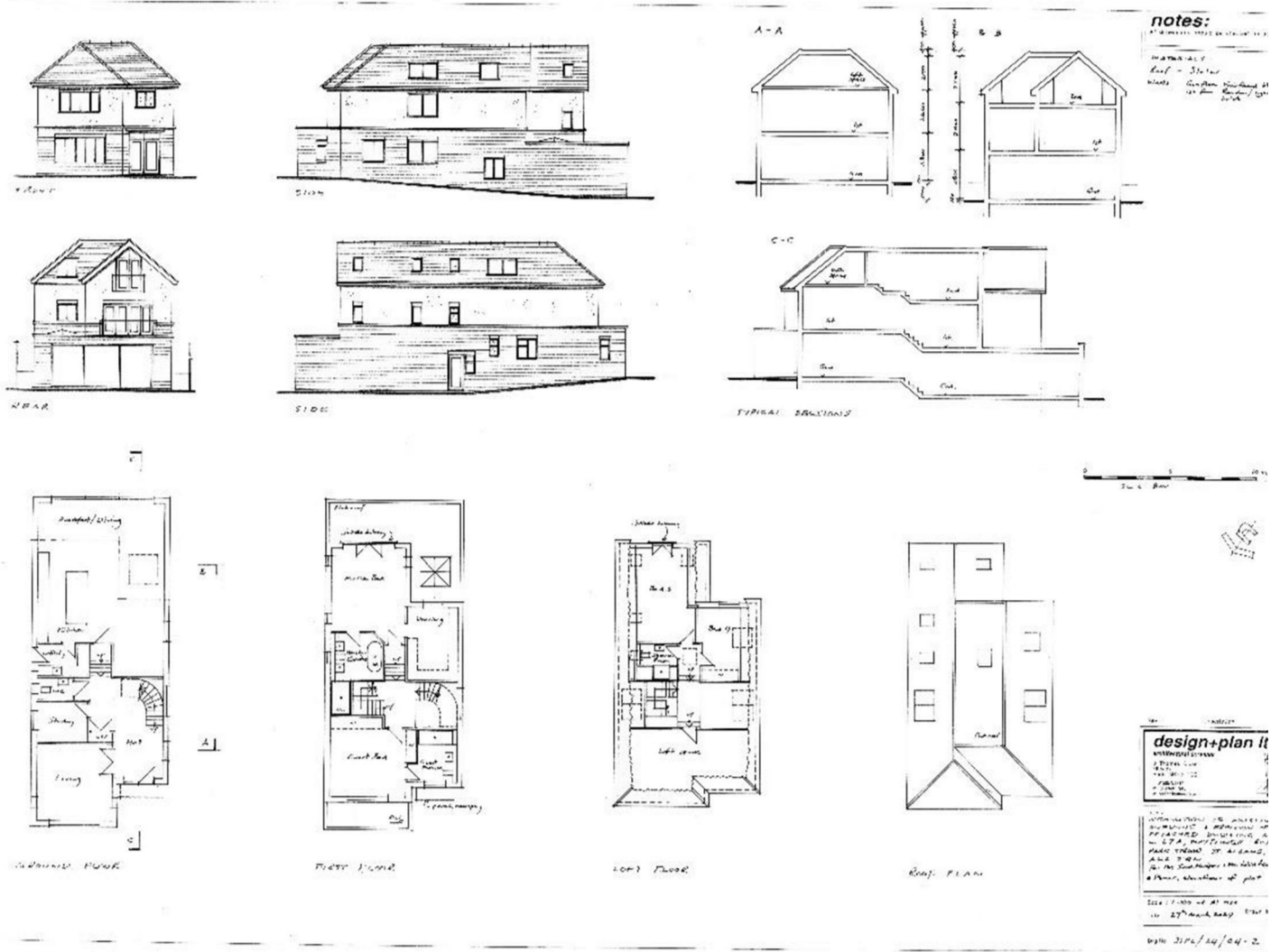


www.cassidyandtate.co.uk

MAYFLOWER ROAD  
ST. ALBANS  
AL2 2QN

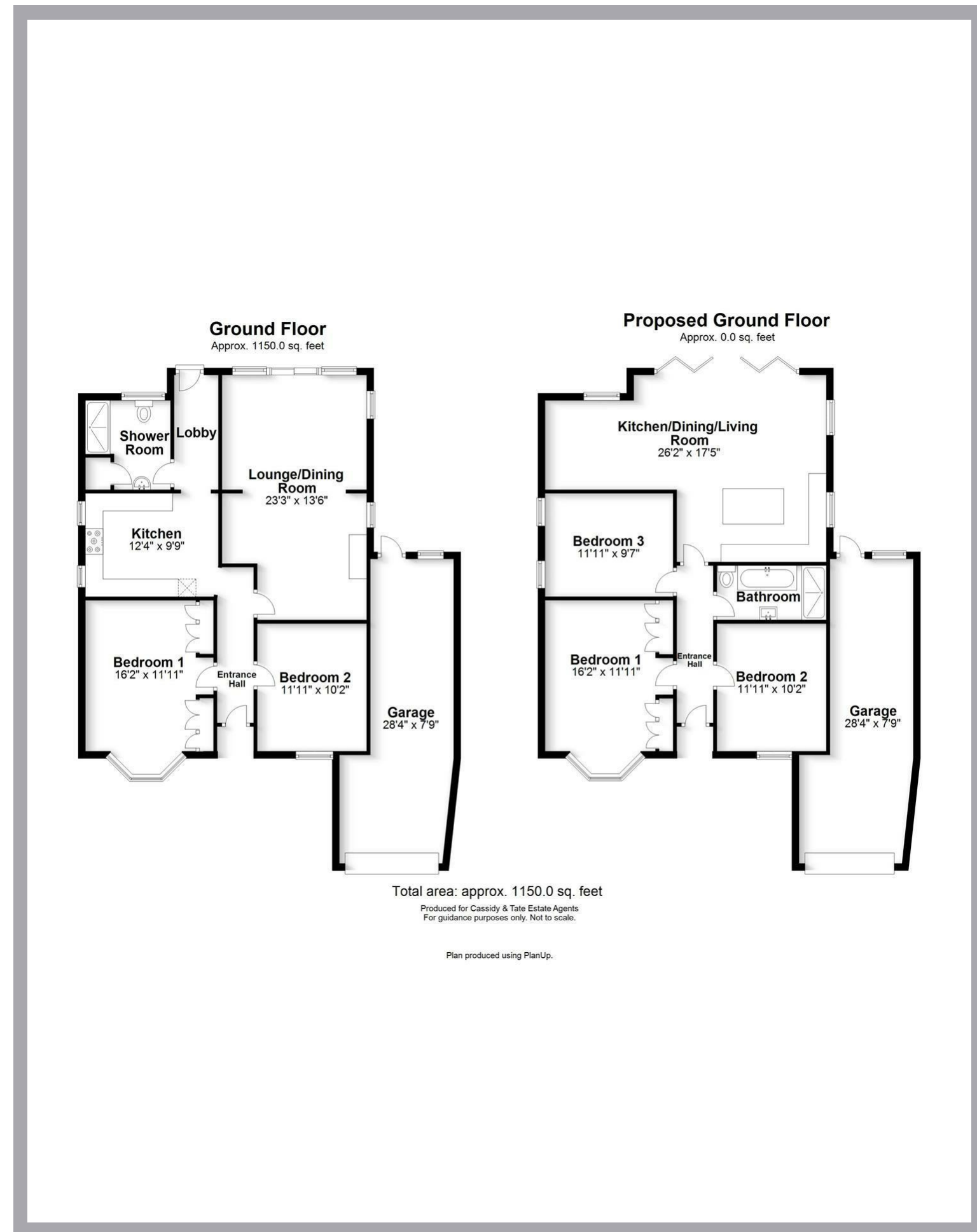
Guide Price £850,000

EPC Rating: D Council Tax Band:



## All The Ingredients Needed For A Fabulous Lifestyle

Chain Free - Situated on a sought-after road in the heart of Park Street is this rare opportunity to acquire a substantial plot with planning permission granted for the construction of a brand new detached property. The site is currently occupied by a two/three bedroom detached bungalow which offers well-proportioned accommodation including an entrance hall, bathroom, kitchen, living/dining room and two double bedrooms. The property sits on a generous plot with a large driveway providing off-road parking for several vehicles and a garage to the side. A particular feature of the property is the mature and privately enclosed rear garden, which is of an excellent size and benefits from a swimming pool and attractive woodland views. Mayflower Road is ideally located close to local shops and amenities, whilst also enjoying easy access to major motorway networks and highly regarded schools. The vibrant city centre of St Albans, with its extensive shopping, dining and leisure facilities, is only a short car or bus journey 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



## Specialists in Bespoke Properties

- Large Plot
- Planning Permission Granted
- Woodland Views
- Close To Local Shops
- Swimming Pool
- Garage
- Off-Street Parking
- Chain Free

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



