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**Cassidy
& Tate**
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

**BUCKNALLS DRIVE
ST. ALBANS
AL2 3XJ**

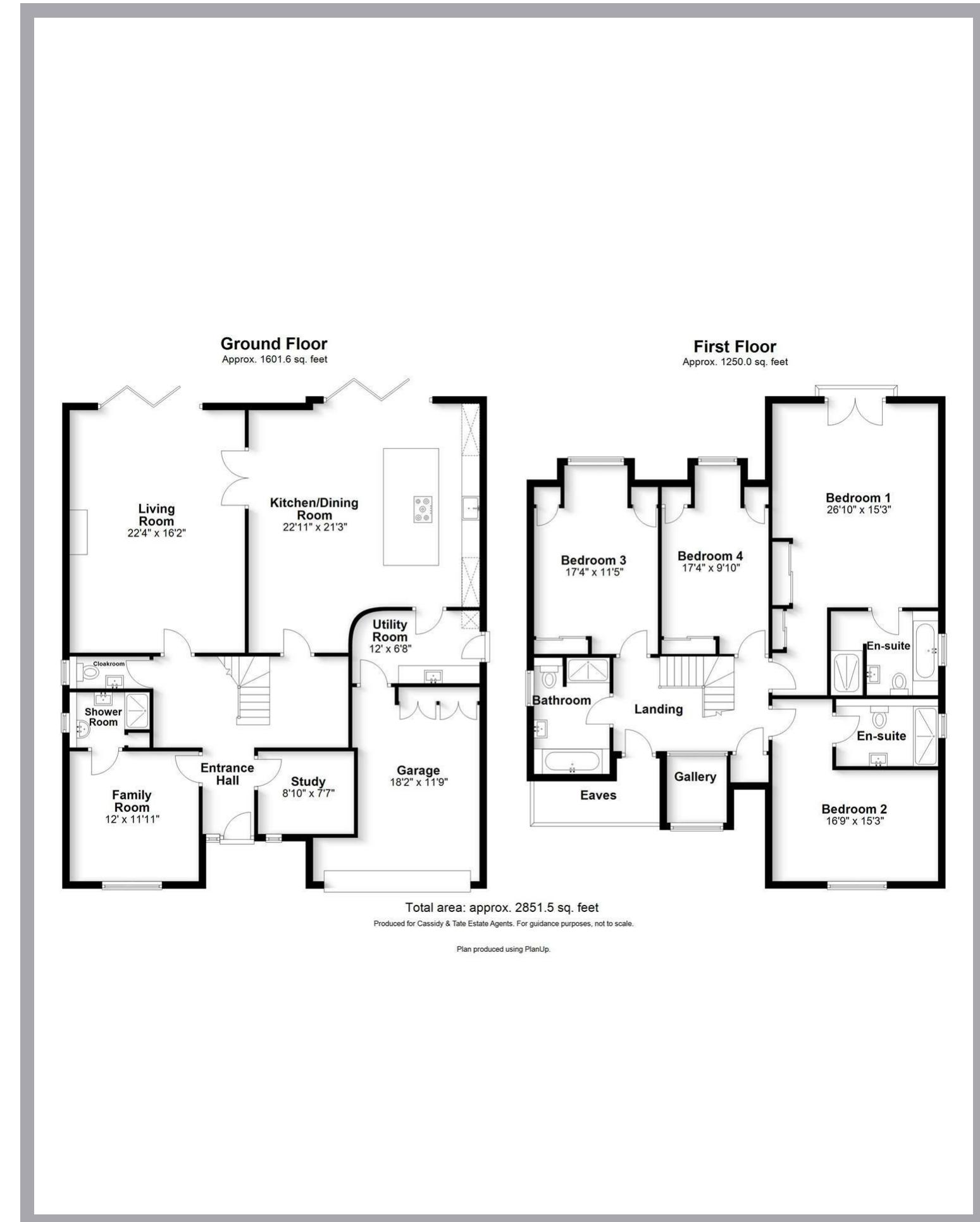
Price Guide £1,299,950

EPC Rating: B Council Tax Band: G



All The Ingredients Needed For A Fabulous Lifestyle

In the charming semi-rural area of Bricket Wood, St. Albans, this impressive 2,850 sq. ft detached house on Bucknalls Drive offers a perfect blend of spacious living and modern comfort. With four generously sized double bedrooms, this home is ideal for families seeking both space and tranquillity. The property boasts an inviting layout with four well-appointed reception rooms, providing ample space for relaxation and entertainment. Whether you are hosting family gatherings or enjoying quiet evenings, these versatile areas cater to all your needs. The four bathrooms ensure convenience for all residents and guests, making morning routines a breeze. The large family garden is a standout feature, offering a delightful outdoor space for children to play and for adults to unwind. With potential for a garden office or annex, this area presents an excellent opportunity for those looking to create a workspace or additional living space in a serene setting. Completing this wonderful property is a garage, providing secure parking and extra storage options. This home is not just a place to live; it is a lifestyle choice, combining the peace of semi-rural living with the convenience of nearby amenities. In summary, this detached house on Bucknalls Drive is a rare find, offering spacious accommodation, a beautiful garden, and the potential for further development. It is perfect for families or anyone seeking a peaceful retreat while remaining close to the vibrant community of St. Albans. Do not miss the chance to make this exceptional property your new home.



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 Detached House
- Four Double Bedrooms
- Garage & Parking
- Semi Rural Location
- Large Family Garden

| 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 | 87 |
| EU Directive 2002/91/EC | | | |



