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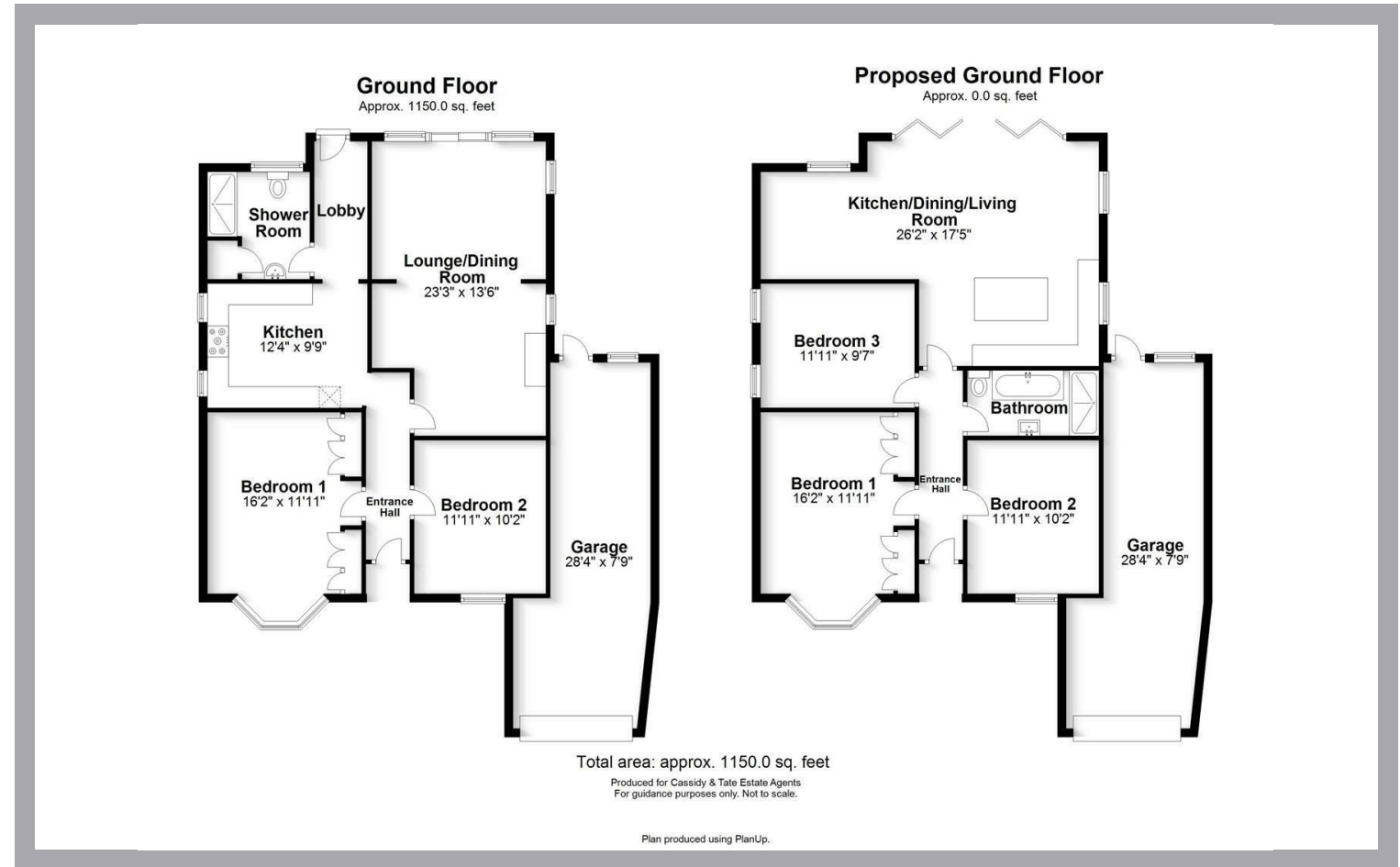
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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency

MAYFLOWER ROAD  
ST. ALBANS  
AL2 2QN



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.

# All The Ingredients Needed For A Fabulous Lifestyle

Situated in a sought after road is this two double bedroom, detached bungalow positioned close to local shops and amenities. An opportunity to acquire a property such as this is a rarity. The home is in need of modernization and with obtaining the relevant consents there is potential to extend (stp). The bungalow sits upon a large plot with a generous sized driveway providing off road parking for several cars and a garage to the side. As is, the property features well proportioned living accommodation to include an entrance hall, bathroom, kitchen, living room/dining room and two double bedrooms. A particular feature of this property is the lovely mature and privately enclosed large rear garden with a swimming pool and woodland views. Mayflower Road is located in the heart of Park Street which enjoys beautiful green spaces with easy access to the major motorway networks and is close to excellent schools. St. Albans city centre with its extensive shopping and leisure facilities remains only a short car or bus ride away.



## Specialists in Bespoke Properties

- Large Plot
- Development Potential STPP
- 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		
(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>	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>	EU Directive 2002/91/EC	