



## All The Ingredients Needed For A Fabulous Lifestyle

SOLD - Plot 2 - 3x Bedrooms, En-Suite, 2x Allocated parking spaces and a South/West facing rear garden.

Oakview Gardens is a select luxury development of just six stunning homes situated in a quiet secluded location providing a tranquil escape from the bustling world and offering the perfect space for families looking for extra room to grow. Step into the stunning interior designed homes and enjoy the different styles and layouts of the three and four bedrooms homes. Embrace the beauty of the outdoors with French doors leading to the expansive rear gardens surrounded by mature oak trees. Furthermore, Oakview Gardens homes boast a high B EPC rating, indicating their energy efficiency and environmental friendliness. Designed to the most modern building regulations, these homes are exceptionally well-insulated, ensuring optimal comfort year-round while reducing energy consumption.

OAKWOOD ROAD

ST. ALBANS

AL2 3QA

Price Guide £675,000





*Specialists in Bespoke Properties*

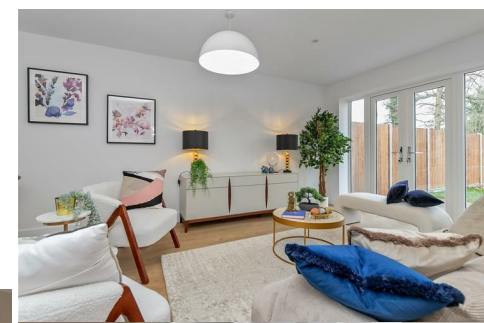
- 10 Year Warranty
- Energy Efficient Home
- Secluded Development
- Mitsubishi ASHPs
- Selection Of Styles
- Three Bedrooms
- Underfloor Heating
- Available Now

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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# 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.

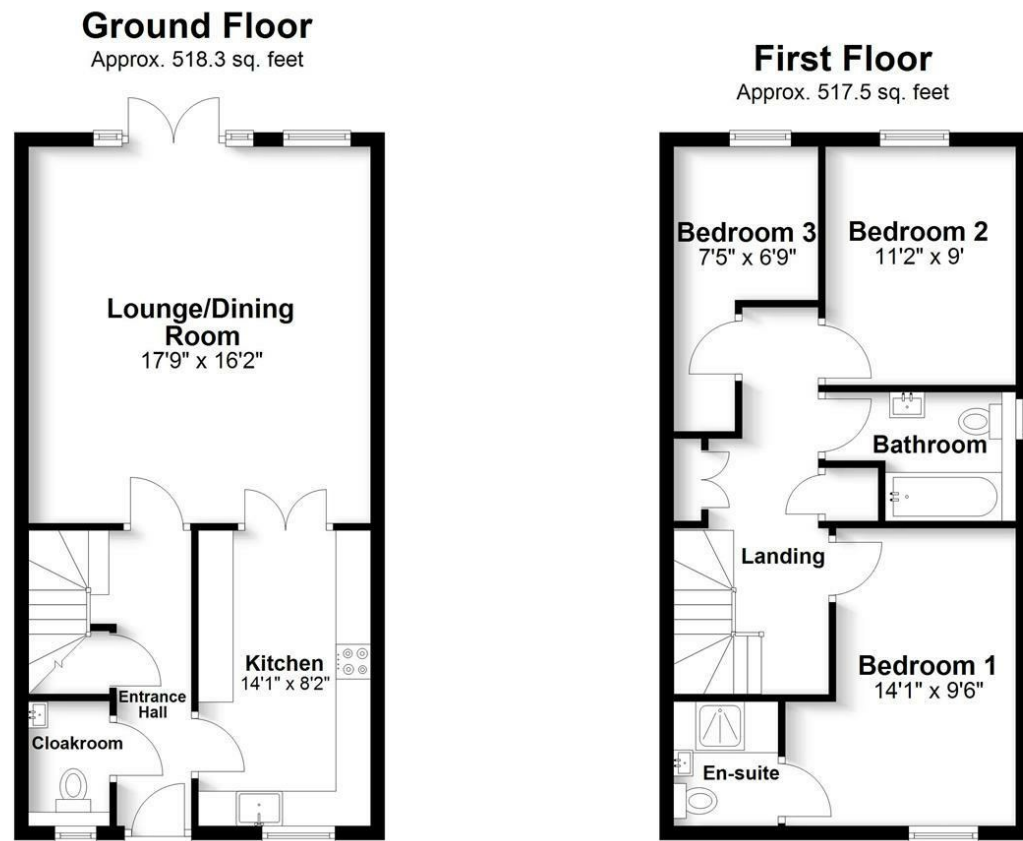
*Your Local Property Experts*

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

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Total area: approx. 1035.9 sq. feet

Produced for Cassidy & Tate Estate Agents  
 For guidance purposes only. Not to scale.

Plan produced using PlanUp.



Award Winning Agency



www.cassidyandtate.co.uk