



## 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 (stpp). 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.

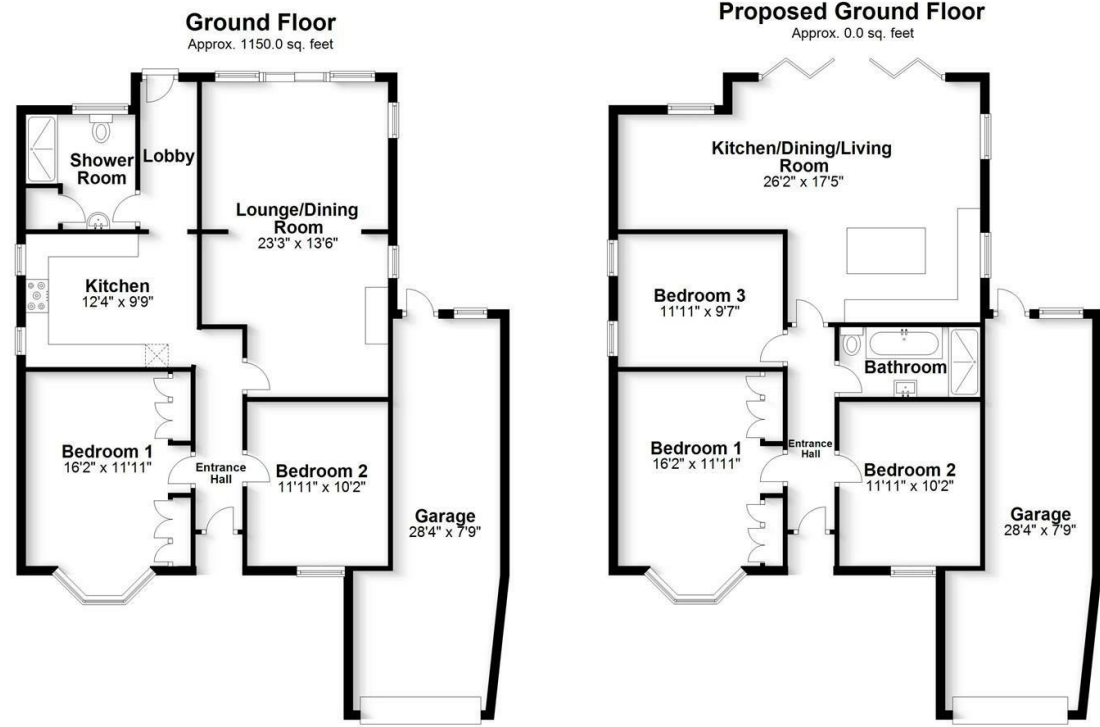
MAYFLOWER ROAD

ST. ALBANS

AL2 2QN



Offers In Excess Of £800,000



Total area: approx. 1150.0 sq. feet

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

Plan produced using PlanUp.

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## Specialists in Bespoke Properties

- Large Plot
- Development Potential STPP
- Woodland Views
- Close To Local Shops
- Swimming Pool
- Garage
- Off-Street Parking
- Offers In Excess

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			
England & Wales		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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

# Award Winning Agency