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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency

OAKWOOD ROAD  
ST. ALBANS  
AL2 3PZ



## All The Ingredients Needed For A Fabulous Lifestyle

A substantial and attractive four/five bedroom detached family home positioned on a sizeable plot, situated in a most sought after road in Bricket Wood. The large gravelled, in and out front driveway not only provides off road parking for several cars, but also a hint of what to expect inside. With a floorplan measuring over 2,500sq ft and arranged over two levels, this beautifully presented and contemporary property will give you a sense of space and sophistication throughout. The ground floor affords a particularly well thought out design with a cosy and welcoming living/dining room, family room and a superb open kitchen/breakfast room making family gatherings and entertaining easy. Two of the bedrooms with en-suites are situated to the front of the property. Both are double bedrooms with one of them enjoying extra relaxation space. There is also a study which could be used as a fifth bedroom, and a family bathroom. Upstairs, are two further bedrooms, one of which enjoys a dressing room and en-suite. Externally the property boasts a private enclosed rear garden which is mainly laid to lawn, with a variety of plants and shrubs. There is a block paved patio area with path leading to the garden house towards the rear of the garden. Oakwood Road is ideally placed within walking distance of the nearby shopping parade in Bricket Wood. Bricket Wood itself enjoys beautiful green spaces and woodland, gives easy access to the major motorway networks and is close to excellent schools. More comprehensive shopping and leisure facilities can be found in the nearby city of St. Albans which also provides a mainline train station with direct services to London.



Main area: Approx. 252.2 sq. metres (2714.2 sq. feet)  
Plus, approx. 9.1 sq. metres (98.4 sq. feet)

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

Plan produced using PlanUp.



First Floor  
Approx. 634.3 sq. feet

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

- Stunning Detached Home
- Five Double Bedrooms
- Annexe
- Fully Refurbished
- Three En-Suites
- Near To Local Shops
- Close to M25 & M1
- Carriage Driveway

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	
67	75
EU Directive 2002/91/EC	
England & Wales	

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	
EU Directive 2002/91/EC	
England & Wales	



