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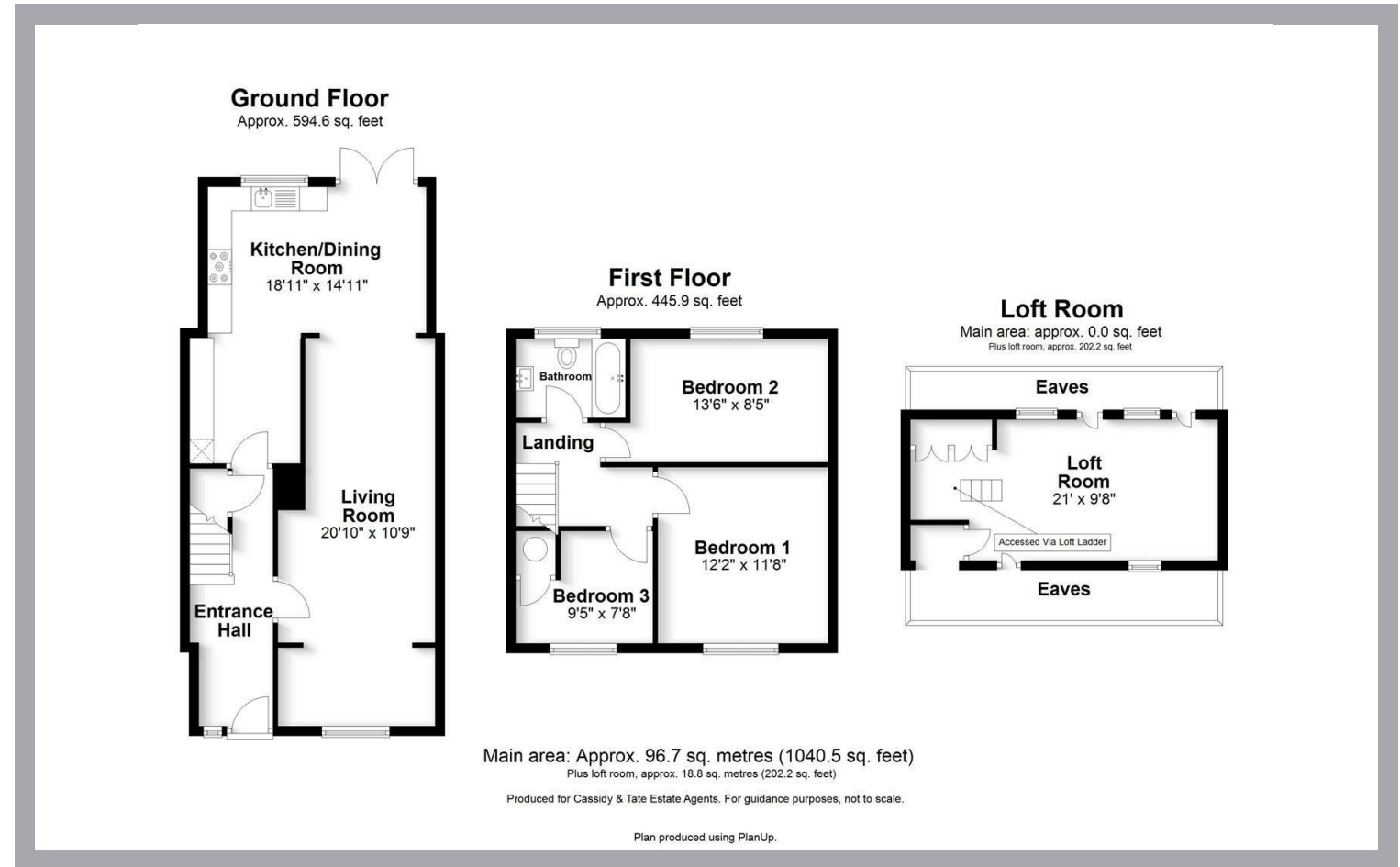
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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency

DRAKES DRIVE  
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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

A bright and deceptively spacious, three bedroom, mid terrace property offered chain free. The property enjoys accommodation arranged over two floors with a bright airy living room/dining room overlooking a mature rear garden and a open-plan kitchen. On the first floor there are three bedrooms and a family bathroom. The property also enjoys the added benefit of a converted loft space. Drakes Drive is ideally positioned close to local schooling and within easy reach of the major motorway network link roads. St Albans city centre with its varied shopping and leisure facilities, and the mainline railway station remain only a short car or bus ride away.



## Specialists in Bespoke Properties

- Chain Free
- Loft Room
- School Catchment Area
- Entrance Hallway
- Off-Street Parking
- Ground Floor Extension
- Three Bedrooms
- Close To Shops



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		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			
England & Wales		EU Directive 2002/91/EC	