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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

OAKWOOD ROAD  
ST. ALBANS  
AL2 3QA

Price Guide £650,000

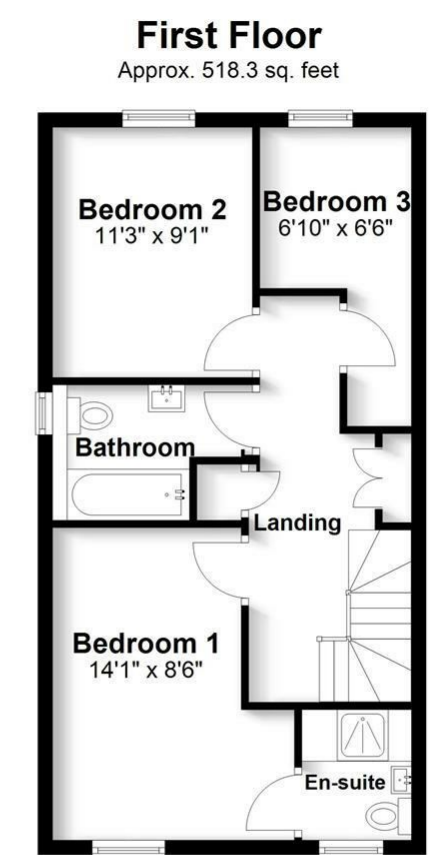




# All The Ingredients Needed For A Fabulous Lifestyle

SHOWHOME READY TO VIEW.....

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. The show house is furnished to give prospective purchasers ideas as to how a property can be adorned with their own goods and chattels and items therein are not included as part of any individual property sale unless otherwise stated. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract and some finishes and garden presentations have been digitally created and enhanced for marketing purposes. Please check exact internal and external finishes on each unit with a sales advisor. Phase 2



Total area: approx. 1037.8 sq. feet

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

Plan produced using PlanUp.

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

- 10 Year Warranty
- Energy Efficient Home
- Secluded Development
- Underfloor Heating
- Selection Of Styles
- Three & Four Bedrooms
- Mitsubishi ASHPs
- 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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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