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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

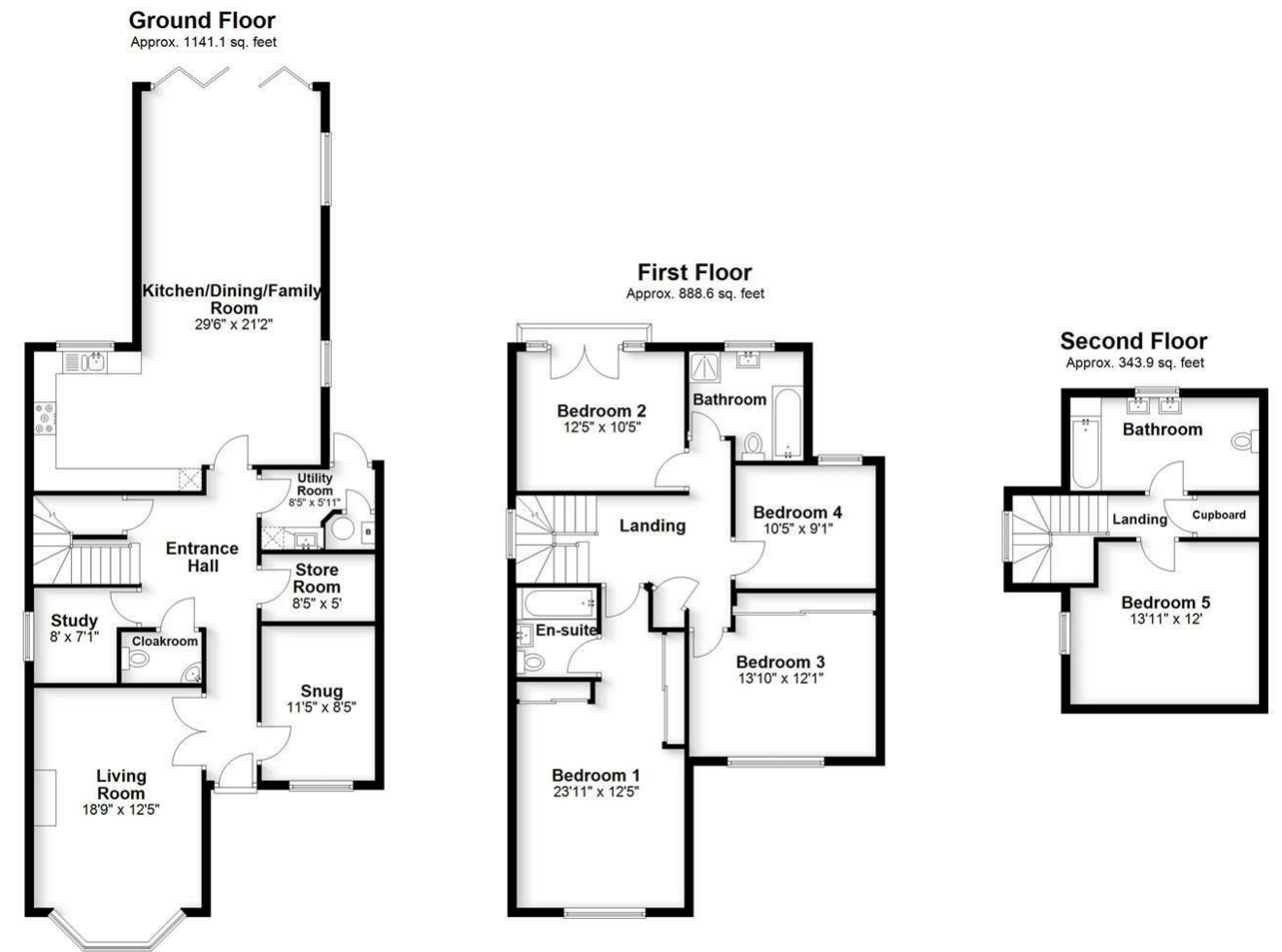
BUCKNALLS DRIVE
ST. ALBANS
AL2 3XJ

Guide Price £1,295,000



All The Ingredients Needed For A Fabulous Lifestyle

Cassidy & Tate are delighted to offer for sale this five double bedroom, detached family home of large proportions and a well designed layout that provides both functional and practical living spaces. The property is located in the heart of the desirable Bricket Wood, on the outskirts of St. Albans. Beautifully presented accommodation is arranged on three levels with spacious living areas that will accommodate today's busy family lifestyles. On the ground floor is an entrance hall, double doors into the living room, snug, study, cloakroom, w/c, utility room and a fabulous sun filled kitchen/dining/family room with a feature vaulted skylight, the ideal setting for family gatherings and entertaining and the perfect base to flow from inside to outside. On the first floor are four double bedrooms and a stylish family bathroom. The principle bedroom enjoys the facilities of an en-suite. On the second floor another double bedroom and a three piece bathroom suite. Outside is a lovely mature rear garden with a decking area and stocked with a variety of shrubs, plants and trees with the rare benefit of direct access into the enchanting woodlands. To the front of the property is a block paved driveway providing ample off road parking. Bricket Wood enjoys beautiful green spaces and woodland, gives easy access to the major motorway networks and is close to excellent schools.



Total area: approx. 2373.5 sq. feet
Produced for Cassidy & Tate Estate Agents. For guidance purposes, 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

- Five Double Bedrooms
- Detached
- Open-Plan Living
- Direct Woodland Access
- Two En-Suites
- Utility room
- Office
- Large Garden

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 ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

