

St Albans Office
10 High Street, St Albans
Herts AL3 4EL
01727 228428
stalbans@cassidyandtate.co.uk

Marshalswick Office
59 The Quadrant, St Albans,
Herts AL4 9RD
01727 832383
marshalswick@cassidyandtate.co.uk

Wheathampstead Office
39 High Street, Wheathampstead,
Herts AL4 8BB
01582 831200
wheathampstead@cassidyandtate.co.uk

Knightsbridge Office
45 Pont Street, Knightsbridge
London SW1X 0BD
020 7629 9966
26@theknightsbridgeoffice.co.uk

Cassidy
& Tate
Your Local Experts



Award Winning Agency

AYLMER DRIVE
STANMORE
HA7 3EG



All The Ingredients Needed For A Fabulous Lifestyle

A rare opportunity to design and build your dream home in Stanmore's most desirable location! Dykewood is arguably the best plot on the estate, it is a double width plot which measures a staggering half an acre in size, twice the size of most other plots on the Estate giving the purchaser great scope to build their own magnificent home. In addition to this, the property sides directly on to Bentley Priory, a protected nature reserve which is rich in wildlife and home to animals such as long horned cows and fallow deer which are often grazing along the boundary of the property. The plot adjacent to Dykewood, which is slightly over half its size, received planning permission in 2021 and is currently being built. Once it's finished, it will provide more than 8,000 square feet of living space. Aylmer Drive is one of Stanmore's most prestigious roads, it is situated on the highly exclusive Aylwards Estate, just off Stanmore Hill. The Estate offers residents 24/7 manned security for total privacy and peace of mind with security stationed at the entrance. This attractive and beautifully positioned plot is conveniently located for all of the local amenities of Stanmore being less than a mile from the high street and offers excellent transport facilities with links to London and the north with Stanmore (Jubilee Line) situated just 1.2miles away. The M11, M25 motorways and A41 all located nearby. Sporting and recreational facilities are incredibly well catered for in the area with Stanmore cricket and golf clubs situated particularly close by, as well as excellent health clubs. There are a number of private and state schools in the vicinity including Haberdashers, North London Collegiate and Merchant Taylors.



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



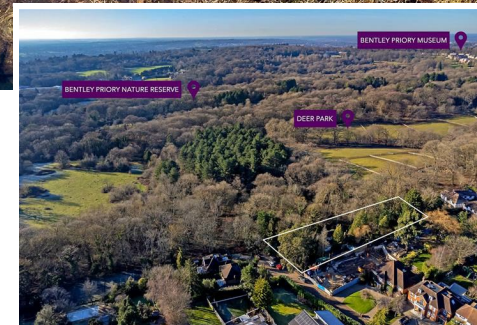
Why Cassidy & Tate

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

- Prestigious Location
- 0.5 acre
- Development Potential stpp
- Chain Free
- Private Estate
- Detached Dwelling
- 24/7 Security
- Land For Sale

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		
	47	72
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	

