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Cassidy
&Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

CHESTNUT DRIVE
ST ALBANS
AL4 0ER

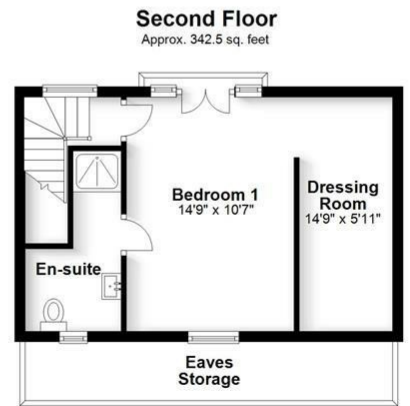
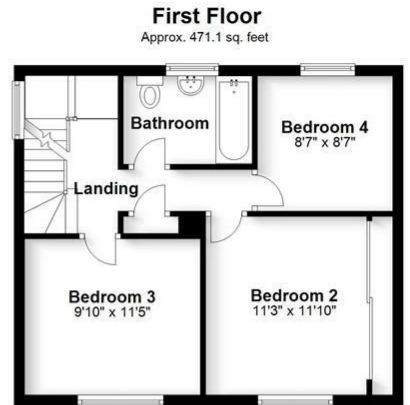
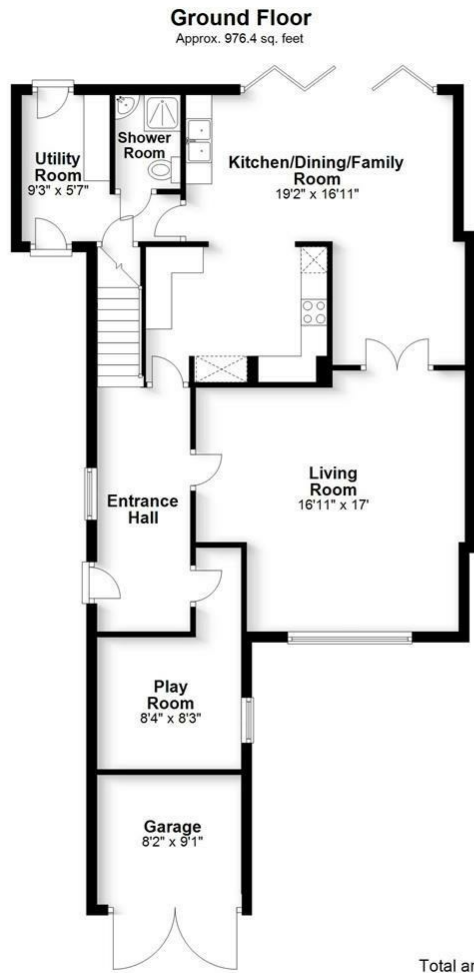
Offers In Excess Of £980,000

EPC Rating: C Council Tax Band:



All The Ingredients Needed For A Fabulous Lifestyle

Situated in the highly sought-after area of Chestnut Drive in St Albans, this stunning semi-detached house offers a perfect blend of modern living and spacious comfort. With an impressive 1,790 square feet of thoughtfully designed space, this property has been fully refurbished to a high standard, ensuring it meets the needs of contemporary family life. The home features four generously sized bedrooms, providing ample accommodation for families or guests. Each of the three bathrooms is tastefully appointed, offering convenience and privacy for all residents. The three reception rooms are versatile and inviting, ideal for entertaining guests or enjoying quiet family evenings. One of the standout features of this property is the rear and loft extension, which enhances the living space and allows abundant natural light to flow throughout the home. The layout is practical and stylish, perfect for creating cherished memories in this beautiful setting. Additionally, the location is particularly appealing for families, as it is within walking distance of the highly regarded Beaumont School (the property is classed at 570m distance for admission purposes to the nearest secondary school, Beaumont; please check current admissions criteria, which we believe is 685m for the 2025/2026 year intake). This semi-detached house on Chestnut Drive is not just a property but a place where you can truly feel at home. With modern finishes, a spacious layout, and a prime location, this home presents an exceptional opportunity for those looking to settle in St Albans.

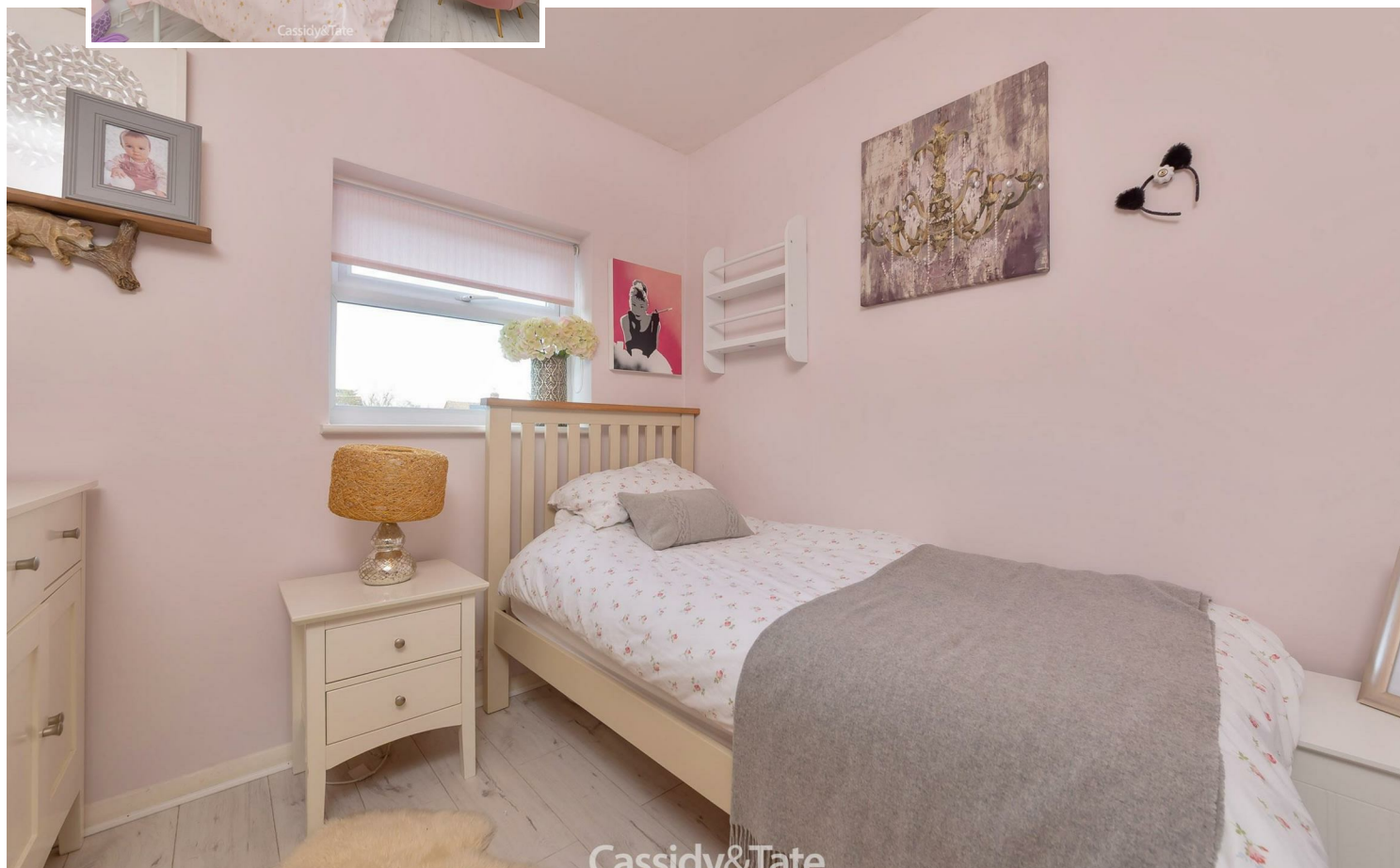


Total area: approx. 1790.0 sq. feet
Produced for Cassidy & Tate Estate Agents
For guidance purposes only. Not to scale.

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



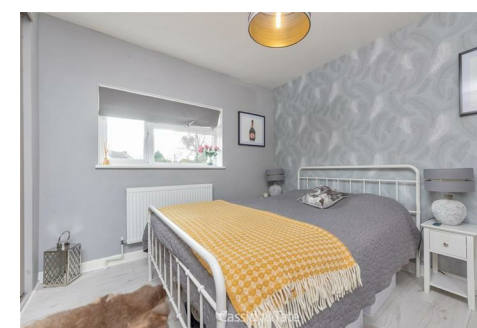
Why Cassidy & Tate

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



Cassidy&Tate

Specialists in Bespoke Properties

- Walk To Beaumont School
- Four Bedrooms
- Three Reception Rooms
- Garage & Storage & OSP Own Drive
- Large Semi-Detached
- Three Bathrooms
- Arranged Over Three Levels
- Landscaped 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	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		
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