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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

Nestled in the desirable area of Chestnut Drive, St Albans, this impressive semi-detached house offers a spacious and comfortable family home. Spanning an impressive 1,790 square feet, the property boasts four generously sized double bedrooms, ensuring ample space for family living or guests. With three well-appointed bathrooms, morning routines will be a breeze, providing convenience for all. The heart of this home is its open-plan accommodation, which seamlessly connects the living spaces, making it ideal for both entertaining and everyday family life. The three reception rooms provide versatility, allowing for a formal sitting area, a playroom, or a study, depending on your needs. For families with children, the property is conveniently located within walking distance to Beaumont School, making school runs a simple task. The low-maintenance rear garden is perfect for those who wish to enjoy outdoor space without the burden of extensive upkeep, offering a tranquil retreat for relaxation or family gatherings. This large family home is a rare find in St Albans, combining modern living with practicality. Whether you are looking to settle down or invest in a property that meets the needs of a growing family, this residence on Chestnut Drive is sure to impress. Don't miss the opportunity to make this wonderful house your new home.



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



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		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

