

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

**Cassidy
& Tate**
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

PRINCESS DIANA DRIVE
ST. ALBANS
AL4 0DT

Price Guide £1,250,000

EPC Rating: C Council Tax Band: G



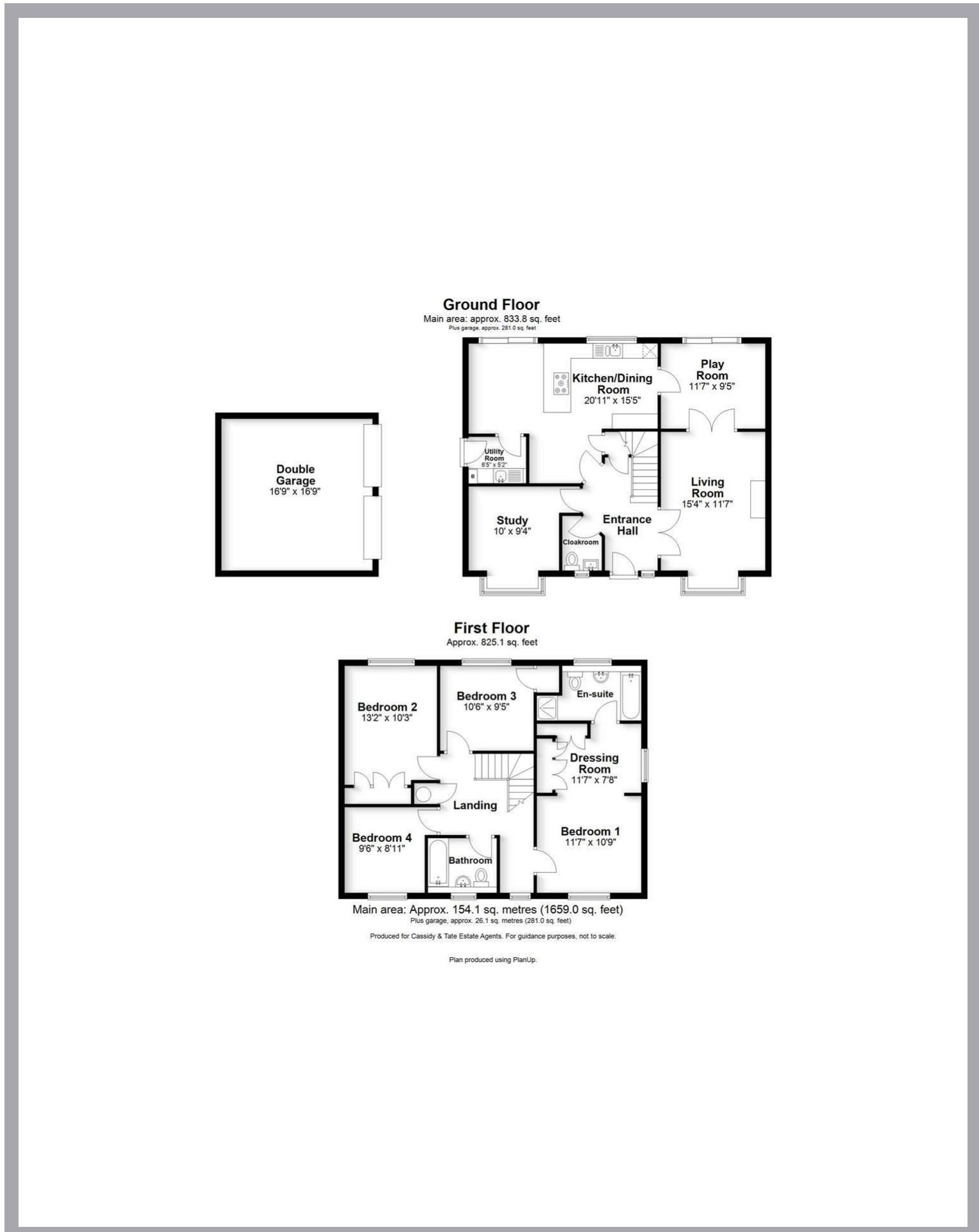
All The Ingredients Needed For A Fabulous Lifestyle

Prominently located in the desirable area of Highfield Park, this impressive four bedroom detached family home offers a perfect blend of comfort and modern living. The property boasts an impressive 1,927 square feet of well-designed versatile space, making it ideal for families seeking both room to grow and a welcoming atmosphere.

Upon entering, you are greeted by three spacious reception rooms, providing ample space for relaxation, entertaining, or family gatherings. The layout is thoughtfully designed to ensure a seamless flow throughout the home. The heart of the house features a well-appointed kitchen/dining room with access to the garden.

The four generously sized bedrooms include a main bedroom benefiting from an en suite bathroom for added convenience and privacy. The additional two bathrooms ensure that there is no shortage of facilities for family and guests alike. Outside, the property is complemented by a double garage and parking space for up to three vehicles, making it practical for busy households. The evergreen garden area provides a lovely outdoor space for children to play or for hosting summer barbecues.

This home is not just a property; it is a lifestyle choice, situated in a sought-after location that offers a sense of community and easy access to local amenities. With its modern features and spacious layout, this detached house is a rare find and is sure to appeal to discerning buyers looking for their next family home.



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



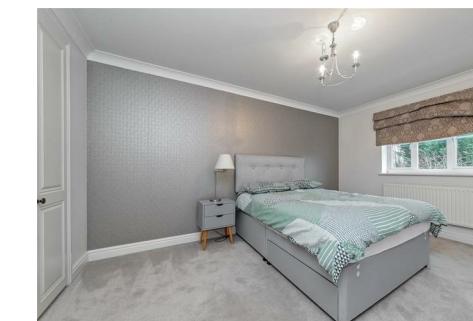
Why Cassidy & Tate

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*

- Four Bedroom Detached
- Generous Accommodation
- En Suite
- Double Garage
- No Upper Chain
- Highfield Park Development
- Kitchen/Diner
- Double Garage
- Three Reception Rooms

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	74		
EU Directive 2002/91/EC			



