St Albans Office
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Marshalswick Office
59 The Quadrant, St Albans,
Herts AL4 9RD
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39 High Street, Wheathampstead,
Herts AL4 8BB
01582 831200
wheathampstead@cassidyandtate.co.uk

Cassidy & Tate
Your Local Experts

Award Winning Agency

ELM DRIVE

ST. ALBANS

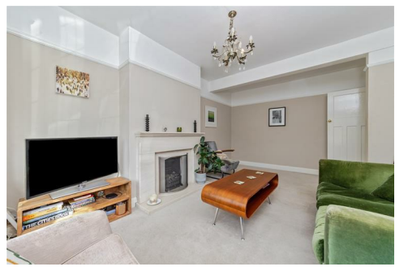
AL4 0EJ

Offers Over £1,075,000

EPC Rating: C Council Tax Band: E

All The Ingredients Needed For A Fabulous Lifestyle

A 1930s extended four bedroom semi detached family home situated in this popular location convenient for the catchment of Beaumont school. The property features an open plan kitchen/family room/diner to the rear leading onto the mature garden. Further rooms on the ground floor include a separate living room with feature fireplace, cloakroom and utility room. On the first floor, there are four bedrooms with a modern family bathroom Outside, the rear garden is mainly laid too lawn with patio area with entertaining in mind and ideal for a young family . To the front is ample off road parking. Elm Drive is an attractive tree lined location to the east of St Albans and the wide range of amenities in the city centre are within easy reach. The mainline station is less than a mile and half away, and there is an excellent range of local shops close by at The Quadrant, including Marks and Spencer. Proximity to highly regarded schools is undoubtedly an advantage of this location, with Beaumont Secondary and Oakwood Primary Schools both being a short walk away.



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.

www.cassidyandtate.co.uk

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.

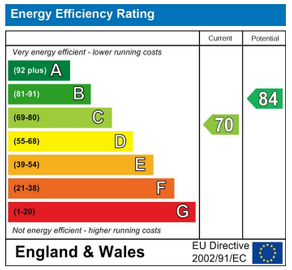
We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or 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

- 1930s Family Home
- Beaumont Catchment
- Three Main Reception Rooms
- Popular Location
- Four Bedrooms
- Off Road Parking
- Large Garden
- Upper Chain Complete



The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

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