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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

PRINCESS DIANA DRIVE
ST. ALBANS
AL4 0DQ

Price Guide £900,000

EPC Rating: C Council Tax Band: F



All The Ingredients Needed For A Fabulous Lifestyle

A substantially extended four bedroom detached family home situated in the popular Highfield Park location near popular schools to include Beaumont and Nicholas Breakspear. The property features a stunning open plan kitchen/diner/family room with bi fold doors leading to the rear garden-a perfect blend of comfort, entertaining and convenience for the growing family. In addition, there is a downstairs cloakroom and separate living room with fireplace. On the first floor, there are four double bedrooms with en suite to main bedroom and modern family bathroom. The property boasts parking for three vehicles, along with a garage with scope to convert back to a home office, making it a practical choice for families or those with multiple cars or to work from home. The location is particularly appealing, situated near Highfield Park, which offers beautiful green spaces for leisurely walks and outdoor activities. The close proximity to local amenities makes this home an excellent choice for families with school-aged children with a Nursery, Gym, Spa convenience store and additional shops and cafe/coffee shop to include the converted Trestle Theatre. With its generous living space and convenient amenities, this property is a must-see for anyone looking to settle in St. Albans.



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 Home
- Stunning Kitchen/Diner
- Separate Lounge
- Modern Bathroom
- Garage With Parking
- Extended Accommodation
- Near Popular Schools
- Highfield Park Location
- En Suite
- Rear 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		
EU Directive 2002/91/EC	73	77
England & Wales		



