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Cassidy & Tate
Your Local Experts

Award Winning Agency

WYNCHES FARM DRIVE

ST. ALBANS

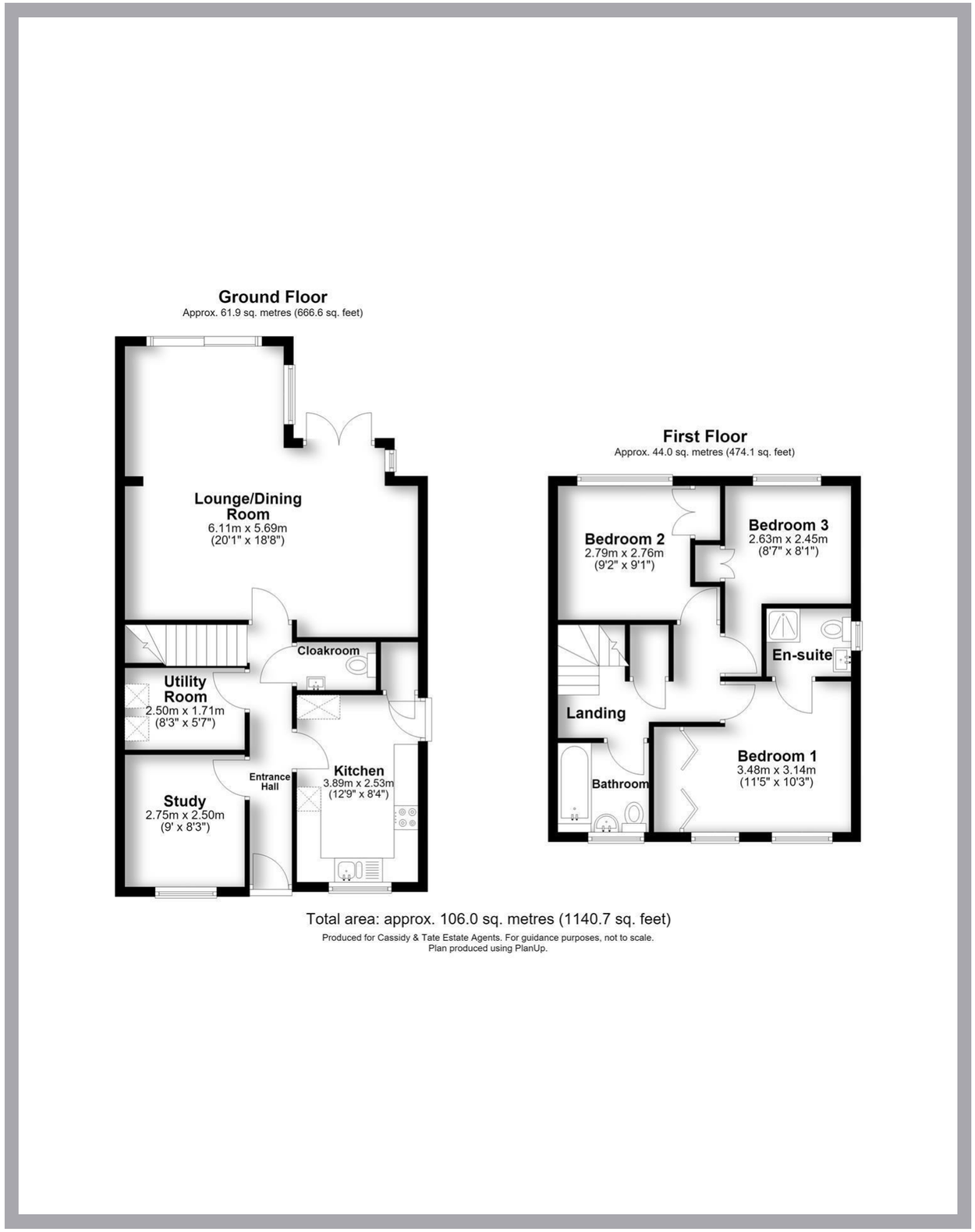
AL4 0XH

Price Guide £750,000

EPC Rating: C Council Tax Band: E

All The Ingredients Needed For A Fabulous Lifestyle

A much improved three bedroom semi detached family home enjoying a cul de sac location in this popular development within catchment of sought after Beaumont school. The thoughtfully extended ground floor accommodation consists of living/dining area with sliding patio doors leading onto the rear garden, modern kitchen, study, downstairs cloakroom and separate utility. On the first floor, there are three double bedrooms all with built in wardrobes, en suite to main bedroom and modern bathroom. Outside, there is off road parking to the front and a secluded and mature rear garden with a private aspect backing onto woodland. Wynches Farm Drive is situated off Hatfield Road, convenient to local amenities, Longacres Park and excellent primary and secondary schools. St. Albans city centre, with its extensive shopping and leisure facilities and the mainline railway station, linking St. Albans to London, St Pancras, remains only a short distance 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.

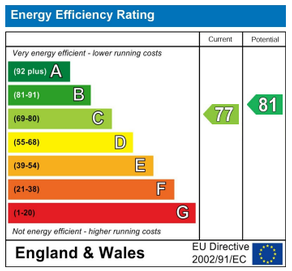
We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or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

- Extended Family Home
- En Suit Facilities
- Beaumont School Catchment
- Useful Separate Study
- Three Double Bedrooms
- Cul De Sac Location
- Off Road Parking
- Modern Kitchen



The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

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