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WYNCHLANDS CRESCENT  
ST ALBANS  
AL4 0XW

Price Guide £725,000

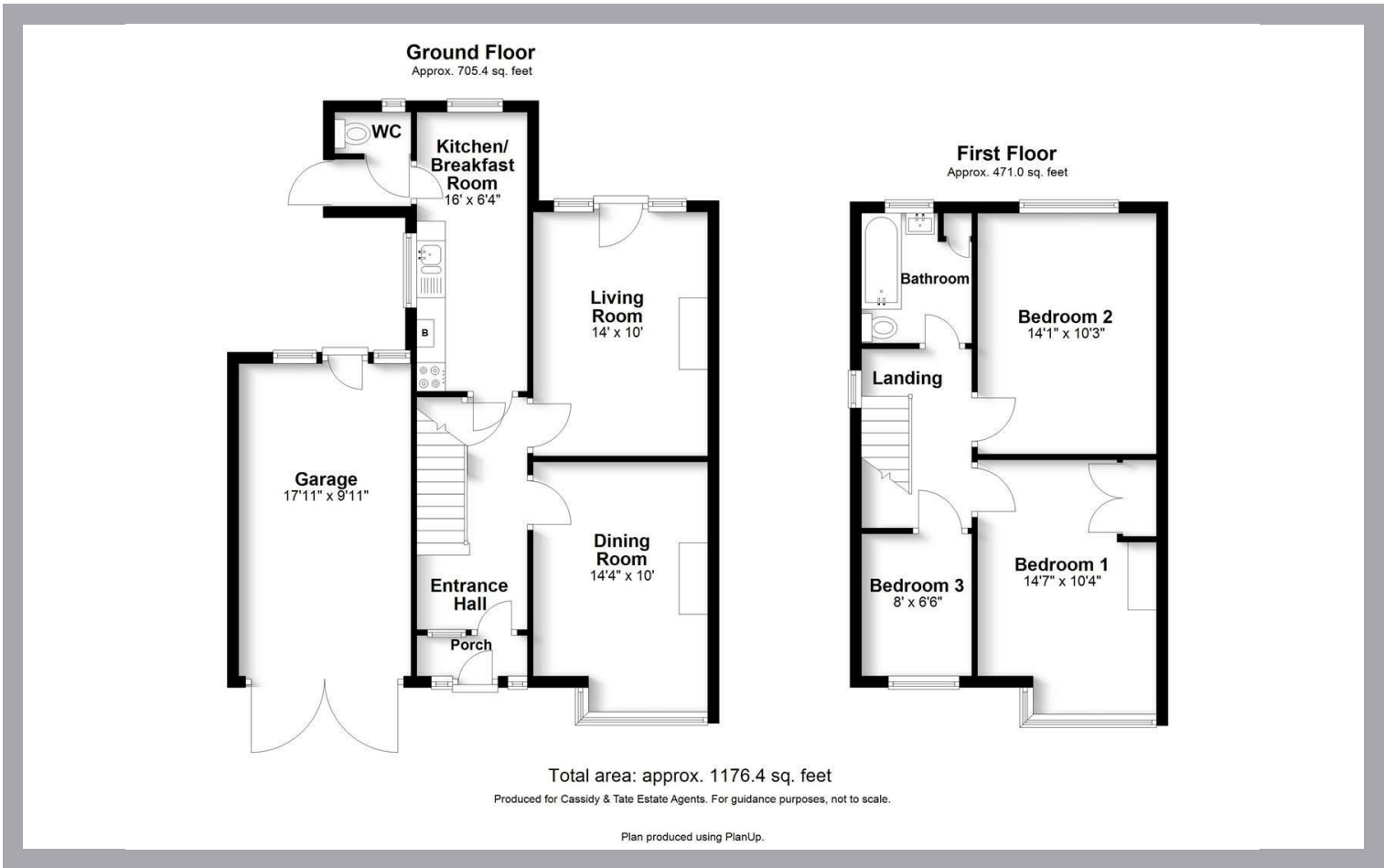
EPC Rating: D Council Tax Band: D





# All The Ingredients Needed For A Fabulous Lifestyle

A three bedroom semi detached home requiring modernisation but offering scope to extend conveniently located within walking distance of Beaumont School enjoying a quiet location within a no through road. The ground floor accommodation consists of a lounge, separate dining room and kitchen. On the first floor, there are three bedrooms and family bathroom. Outside, there is a south facing rear garden and single garage. Wynchlands Crescent is a highly favoured road for families looking to be within the catchment of excellent schools to include Oakwood and Beaumont and nearby local amenities. For the professional/commuter the mainline railway station is approximately 1.2 miles 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.

## Specialists in Bespoke Properties

- Three Bedroom Home
- Scope To Extend
- Single Garage & Parking
- No Upper Chain
- Near Beaumont School
- South Facing Garden
- Requires Updating
- Council Tax D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	66	78
England & Wales	EU Directive 2002/91/EC	

