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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

OLDFIELD ROAD
ST. ALBANS
AL2 1HZ

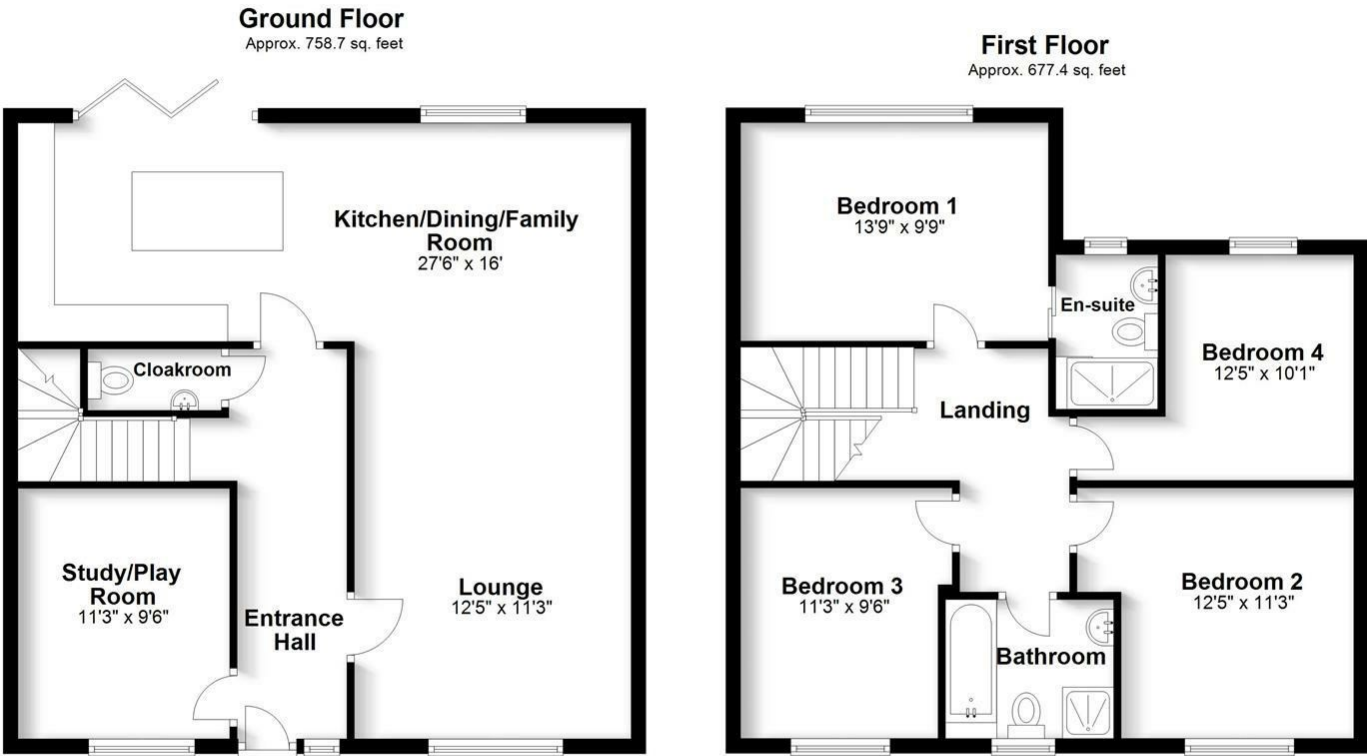
£3,000 Per Month

EPC Rating: B Council Tax Band: F



All The Ingredients Needed For A Fabulous Lifestyle

An exciting opportunity to rent a beautiful four bedroom detached family home in the lovely village of London Colney. Situated close to highly regarded local schools and good local amenities of the High Street as well as Colney Fields. The property is positioned on a corner plot with a good sized rear garden and front driveway access. The floorplan is well designed with excellent connectivity, facilitating easy indoor and outdoor living. A lovely family home that intertwines communal living with space for personal escapes. The open plan kitchen/living/dining room will be the heart of the home. A study which could be used as a playroom and cloakroom will also be on the ground floor. Upstairs are four good size bedrooms, en-suite to bedroom one and the family bathroom. The property has been finished with good quality fixtures and fittings. London Colney is situated on the outskirts of St Albans where the M25 is available at junction 22 and locally there is access to the M1 and A11M along with the A414 all connecting to the national motorway network. For the commuter there is a fast one stop train link to London Kings Cross and St Pancras International stations.



Total area: approx. 1436.1 sq. feet
Produced for Cassidy & Tate Estate Agents
For guidance purposes only. Not to scale.

Plan produced using PlanUp.

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

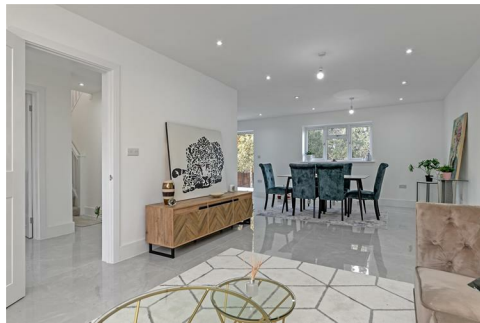
Why Cassidy & Tate

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

- Beautiful Family Home
- Four Bedrooms
- Three Reception Areas
- Large Family Garden
- Finished To A High Standard
- Two Bathrooms
- Off Street Parking
- Five weeks deposit based on the asking price £3461.53
- One weeks holding fee based on the asking price £692.30

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(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		
England & Wales		



