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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



[www.cassidyandtate.co.uk](http://www.cassidyandtate.co.uk)

ST. ALBANS ROAD

ST ALBANS

AL4 9LE

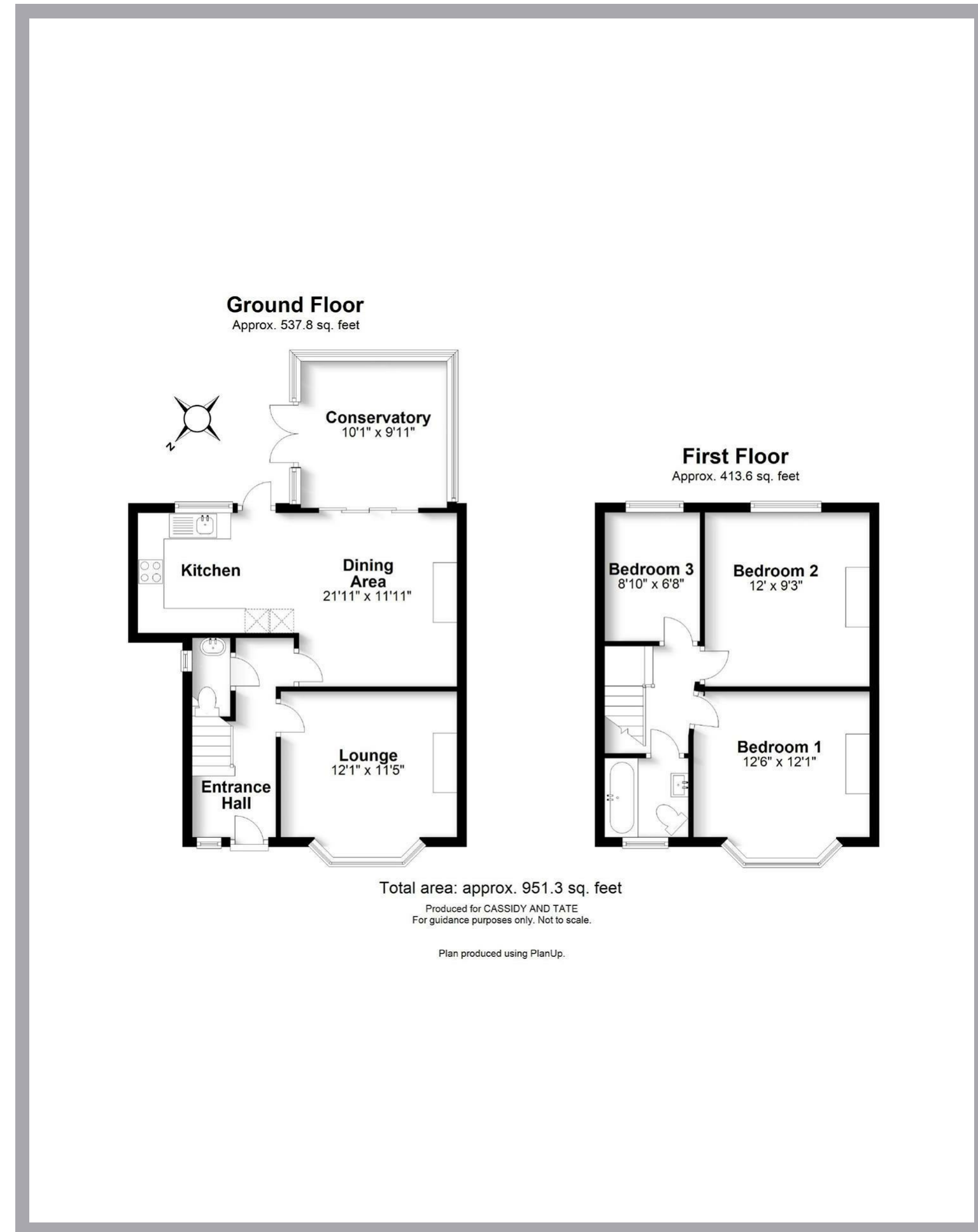
Price £675,000

EPC Rating: G Council Tax Band: E



## All The Ingredients Needed For A Fabulous Lifestyle

A charming 1930's semi detached home which has been carefully designed to create a light filled home with lovely living spaces and versatile accommodation, and has been beautifully enhanced throughout by the current owner. Working fireplaces in the lounge and dining area lend a warm ambience whilst the modern fitted kitchen/dining room with bi-folding doors, leading to the conservatory, allows open plan or separate living. On the first floor, a bright landing leads the way to three bedrooms and a modern family bathroom. Outside to the rear, is a south west facing, well tended mature garden which gives access to the double garage and off road parking to the rear of the property. The property further benefits from the potential to extend (stpp) creating even more space for the ever growing needs of the modern family. The property is also within the catchment area for outstanding local primary and secondary schools.



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



Cassidy&Tate

## Specialists in Bespoke Properties

- Excellent School Catchment
- Three Bedroom 1930's Semi
- Conservatory
- Large Family Garden
- Potential To Extend (stpp)
- Kitchen/Diner
- Downstairs Cloakroom
- Double Garage To Rear

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	1	1
Not energy efficient - higher running costs		
England & Wales		

EU Directive 2002/91/EC



