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Cassidy  
&Tate  
Your Local Experts



Award Winning Agency

HOMWOOD ROAD

ST. ALBANS

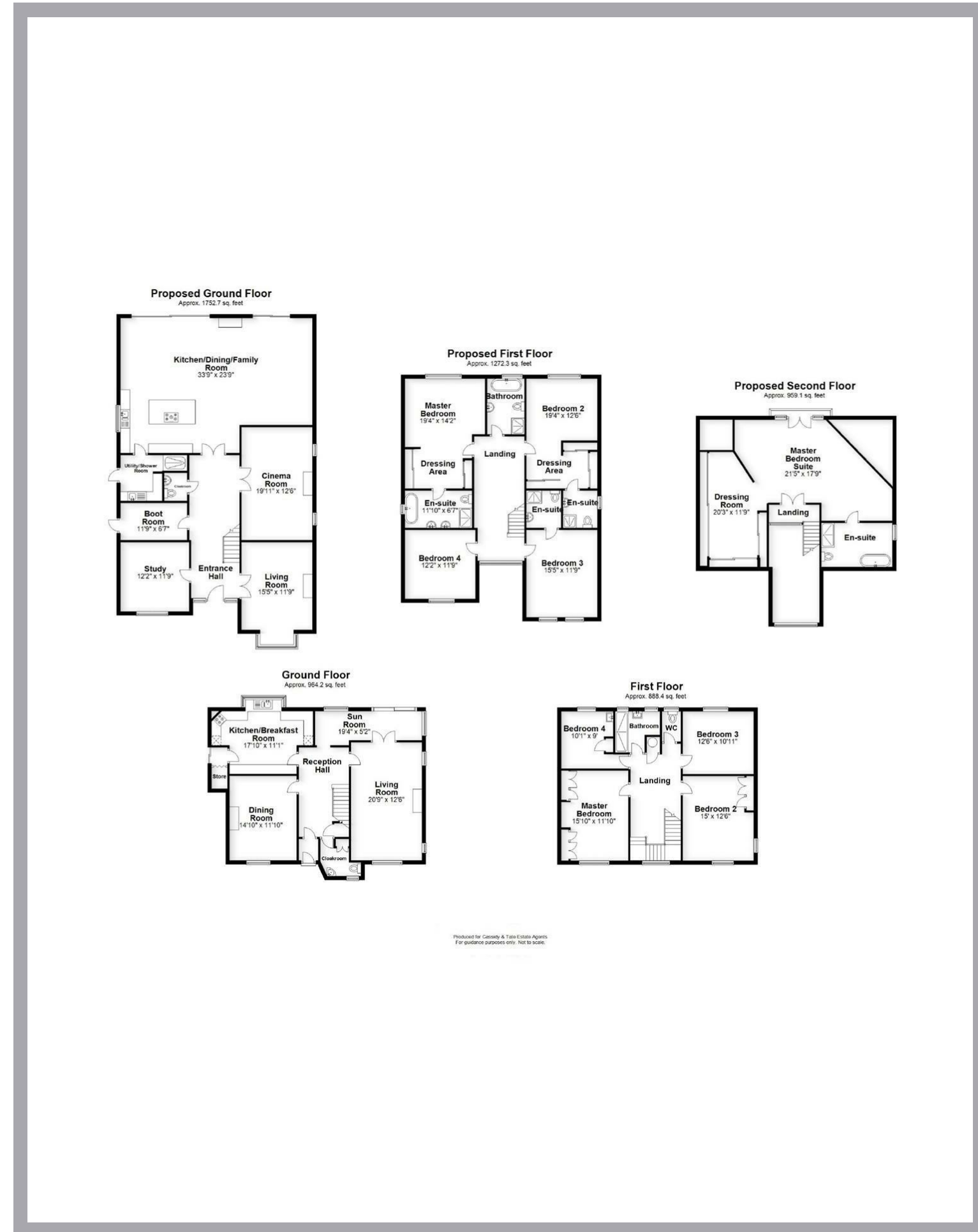
AL1 4BH



# All The Ingredients Needed For A Fabulous Lifestyle

A fine four bedroom detached period residence set back on a substantial plot on one of the City's premier roads. We believe it was built by renowned Messrs T.A. King in the mid 50's. With a host of retained original features, including oak panelling, the property would now benefit from updating as is, or could provide an ideal opportunity to remodel and extend. Complementing the property further is a lovely east facing rear garden with a side driveway leading to a double garage. The front garden is as lovely as the rear with a gated stepping path leading through lawns to the oak studded front door. Homewood Road is an enviable address leading southwards from Marshals Drive. Close to the train station and within walking distance of Clarence Park and the city centre itself. Available with no onward chain. Planning permission has recently been granted for a two storey front, single storey rear extension with two roof lanterns, raising and reconfiguration of roof to incorporate habitable accommodation with six rooflights, front dormer window and rear Juliette balcony, replacement detached garage/outbuilding with gym and associated hard and soft landscaping works.

Ref No. 5/20/0292



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

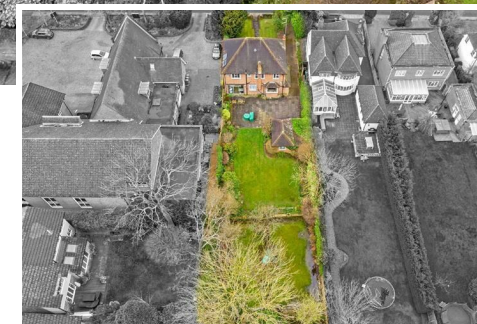
## Why Cassidy & Tate

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

- Potential To Extend Subject To Planning Permission
- Prime Location
- Detached Double Garages
- Close To Station
- Larger Than Average Plot
- Existing Four Double Bedroom Detached
- Own Driveway

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>	<b>1</b>	<b>1</b>
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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