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Cassidy
& Tate
Your Local Experts



Award Winning Agency

VERULAM ROAD
ST ALBANS
AL3 4DJ

Price Guide £1,050,000

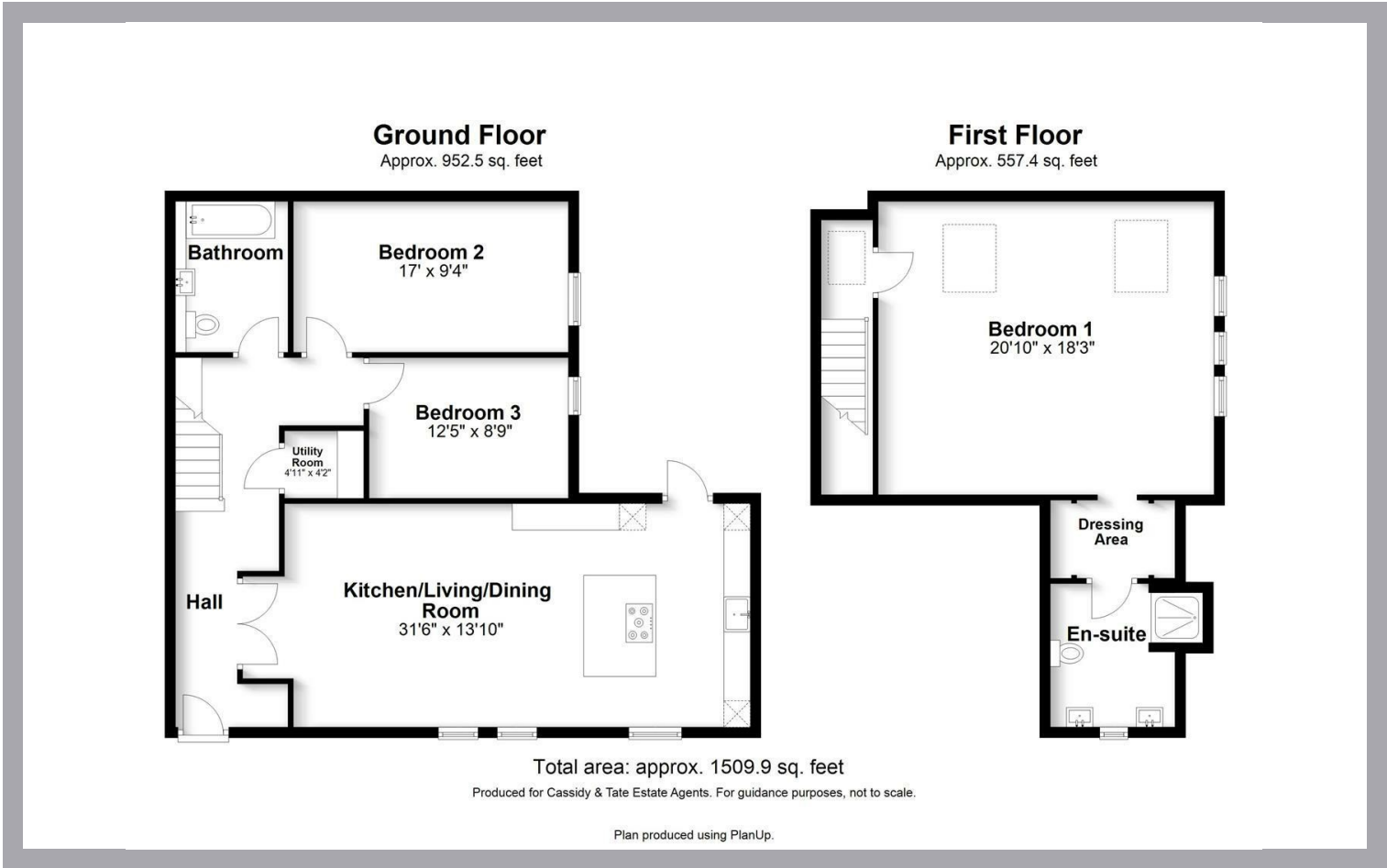
EPC Rating: Council Tax Band:

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All The Ingredients Needed For A Fabulous Lifestyle

Forming part of a select development centrally locate in the charming city of St Albans, this individual conversion offers a perfect blend of modern living and convenience. The well appointed accommodation is designed with contemporary fixtures and finishes and includes a stunning living/dining room/kitchen on the ground floor with access to the garden. There are three bedrooms with main bedroom offering en suite facilities enhancing the overall appeal of the property. The high specification is evident throughout, featuring Schmid kitchens equipped with Neff appliances and elegant Quartz surfaces, perfect for those who enjoy cooking and entertaining. The engineered wood flooring adds a touch of sophistication, creating a warm and inviting atmosphere throughout the home. Additionally, the property includes allocated parking for one vehicle with an electric charger, a valuable feature in this bustling area, and a private rear garden area. Situated just a short stroll to the city centre and the Cathedral , residents will benefit from easy access to the mainline station, making commuting a breeze. This property is not just a house; it is a landmark conversion that combines modern amenities with the appeal of St Albans.



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

- Select Development
- Allocated Parking
- En Suite
- EV Charger
- High Specification
- City Centre Location
- Courtyard Garden
- Walk To Station
- Schmidt Kitchen
- Immediate Occupation

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		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

