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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency

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



EATON ROAD  
ST ALBANS  
AL1 4UD

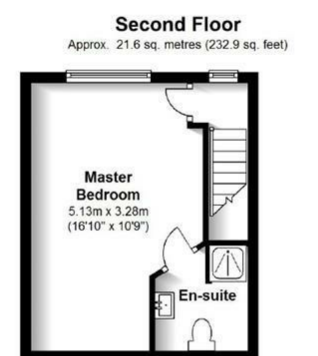
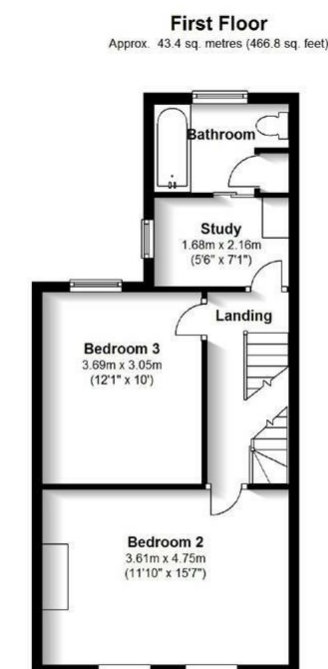
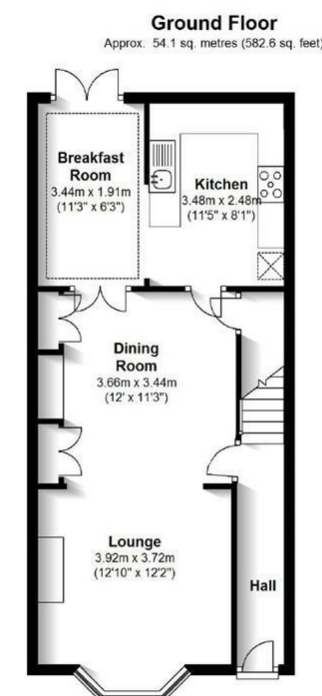
Price £565,000





# All The Ingredients Needed For A Fabulous Lifestyle

A deceptively spacious period property which has been the subject of many improvement by the present owners who have created a superb family home arranged over three floors. The house combines character and charm with modern fittings and interconnecting rooms to include a lounge with a sash style bay window and feature fireplace which lends a warm ambience. The lounge flows through to the dining room which in turn flows into a fitted kitchen/breakfast room, flooded with natural light from a glass roof and patio door. On the first floor are two double bedrooms, office and a family bathroom. A superb loft conversion provides the master bedroom complete with en-suite. The property is further complemented by a private rear garden.



Total area: approx. 119.1 sq. metres (1282.3 sq. feet)  
Sketch layout only. This plan is not drawn to scale and is for identification purposes only.  
Plan produced using The Mobile Agent.



# 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

- Period Style Cottage
- Master Bedroom En-Suite
- Kitchen / Breakfast Room
- Family Rear Garden
- Three Double Bedrooms
- Two Reception Rooms
- Split Over Three Levels
- Catchment For Local Schools

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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	EU Directive 2002/91/EC



