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Cassidy
& Tate
Your Local Experts

Coming Soon

Award Winning Agency



www.cassidyandtate.co.uk

CLARENCE ROAD
ST. ALBANS
AL1 4NQ

Price Guide £3,000,000

EPC Rating: Council Tax Band:

NETHERDOWN

Distinctive new homes since 1977



All The Ingredients Needed For A Fabulous Lifestyle

Positioned on one of St. Albans' most sought-after roads, this exceptional detached period residence on Clarence Road has been meticulously reimagined to offer over 4,000 sq ft of refined, contemporary living. Behind its attractive façade lies a beautifully curated home, where classic character meets high-end modern design. The property boasts five generous bedrooms and three luxurious bathrooms, perfectly suited to growing families or those seeking both space and sophistication. The ground floor offers outstanding versatility, featuring four elegant reception rooms ideal for both formal entertaining and relaxed family living. At the heart of the home is a stunning rear open-plan kitchen, living and dining space — thoughtfully designed to create a seamless connection between indoor and outdoor living. The house has been completely stripped back and comprehensively refurbished throughout, resulting in a turnkey home finished to an exceptional standard while still celebrating its period heritage. Externally, the property continues to impress with a beautifully maintained rear garden extending in excess of 100 feet, offering a private and tranquil setting perfect for entertaining or family enjoyment. To the front, a private driveway provides off-street parking for multiple vehicles. Ideally located within walking distance of St. Albans city centre, the mainline station, and the open green spaces of Clarence Park, this remarkable home combines luxury living with everyday convenience in a prime location.

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

- Prime Location
- Three Bathrooms
- Large Family Garden
- Fully Refurbished Throughout
- Walking To Station & Centre
- Five Bedrooms
- Over Three Levels
- Off Street Parking
- Over 4,000 Square Feet
- Minutes from Clarence Park

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	



