

St Albans Office  
10 High Street, St Albans  
Herts AL3 4EL  
01727 228428  
stalbans@cassidyandtate.co.uk

Marshalswick Office  
59 The Quadrant, St Albans,  
Herts AL4 9RD  
01727 832383  
marshalswick@cassidyandtate.co.uk

Wheathampstead Office  
39 High Street, Wheathampstead,  
Herts AL4 8BB  
01582 831200  
wheathampstead@cassidyandtate.co.uk

Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

ASHLEY ROAD  
ST ALBANS  
AL1 5DA

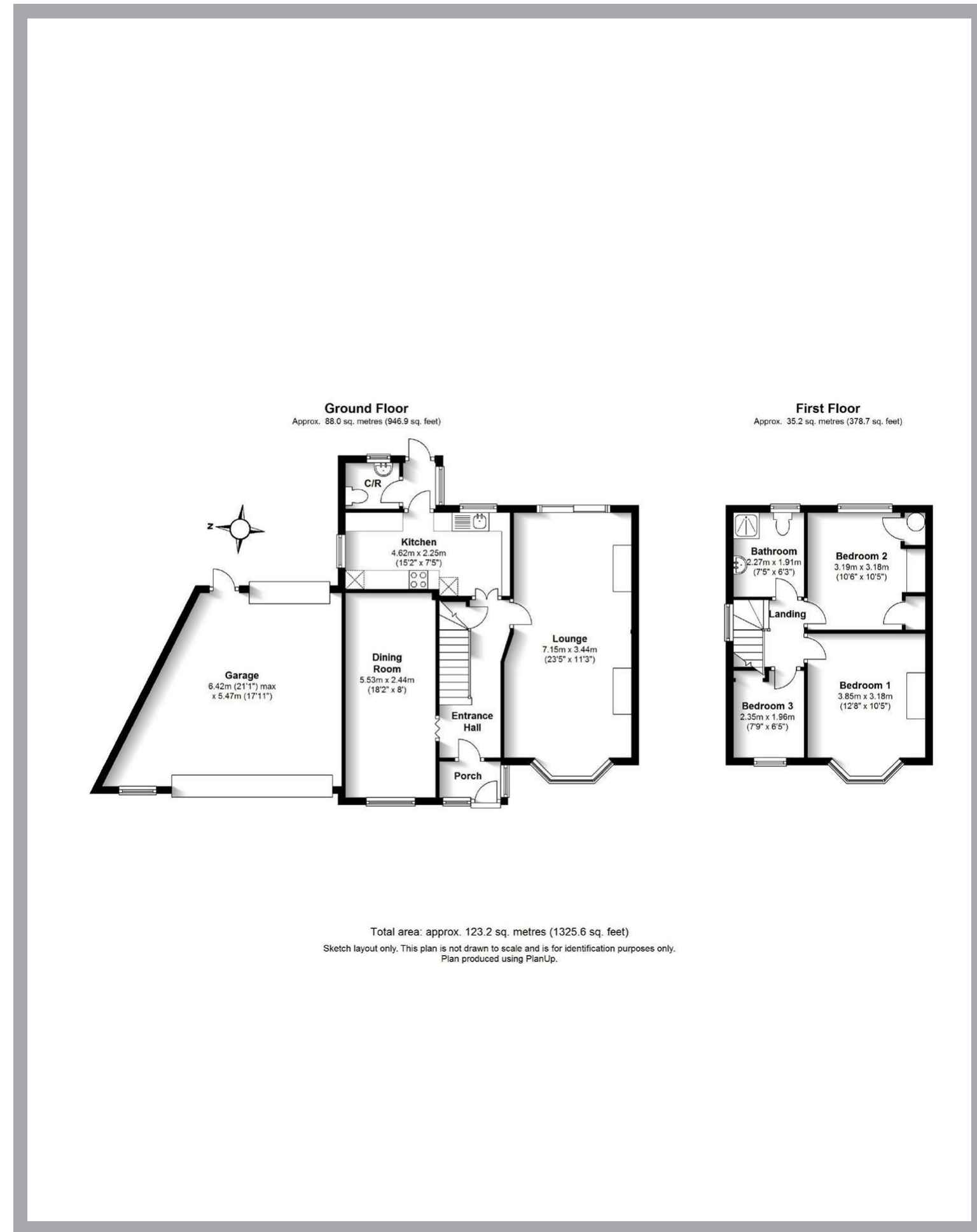
Guide Price £530,000

EPC Rating: G Council Tax Band: E



## All The Ingredients Needed For A Fabulous Lifestyle

Seldom to the market is there a property that has the potential to extend (stpp), enabling the prospective purchaser to create a home of their dreams, and one that sits on a larger than average plot, as this three bedroom 1930's semi detached home. In need of some updating this superb property already offers spacious and functional living accommodation including a dual aspect and well proportioned lounge, a good sized separate dining room, a fitted kitchen and cloakroom downstairs. To the upstairs are two double bedrooms and a single bedroom all served by a family bathroom. To the outside, the property is complemented by a private enclosed and low maintenance rear garden, and to the front of the property a driveway providing off road parking for several cars plus a double garage. Ashley Road is a well liked and very convenient road as it is perfectly placed for highly regarded schools and good local amenities including a popular supermarket, eateries and shops. St. Albans city centre and the mainline railway station remain a short distance away.



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

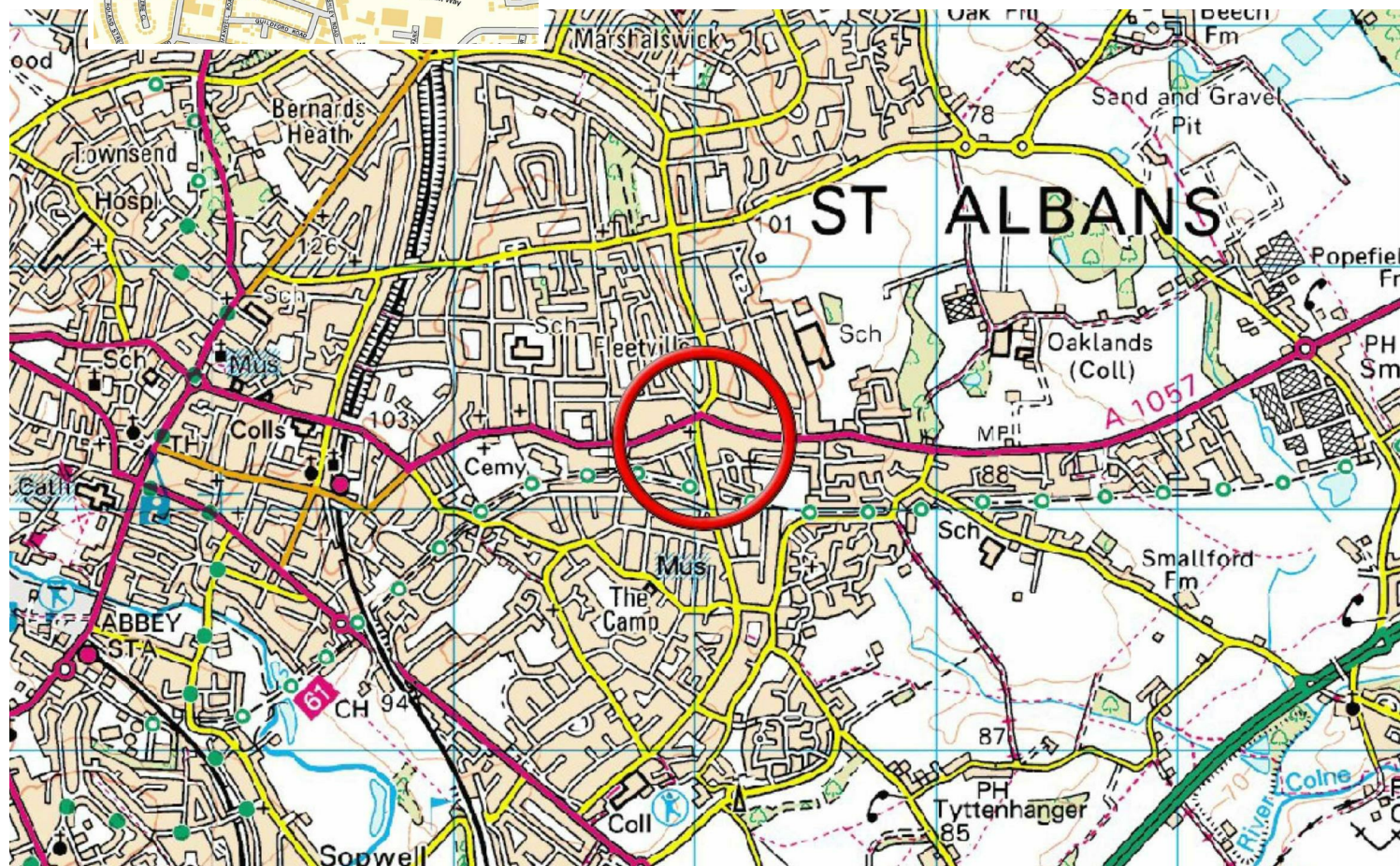
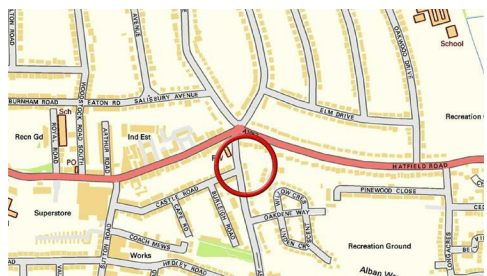
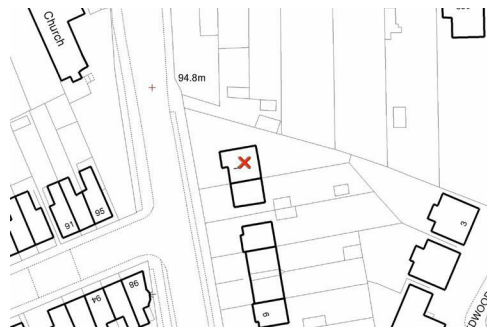
## Why Cassidy & Tate

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

- Semi Detached Property
- Three Bedrooms
- Lounge/Diner
- Cloakroom
- Family Bathroom
- Double Electric Garage
- Parking For Several Cars
- Potential To Extend (stpp)

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>	<b>1</b>	<b>1</b>

EU Directive 2002/91/EC



