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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

FOLLY LANE  
ST ALBANS  
AL3 5JJ

Price £400,000

EPC Rating: G Council Tax Band: D

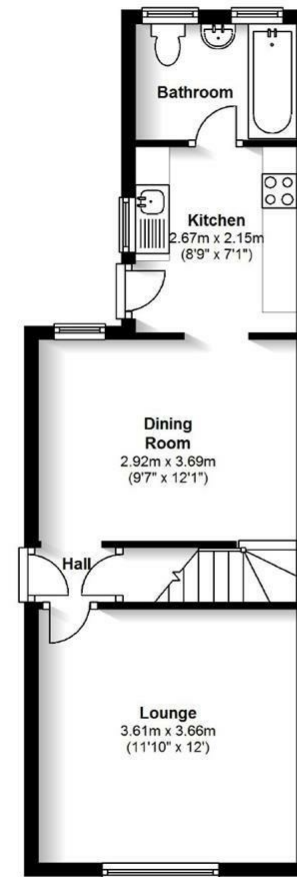


## All The Ingredients Needed For A Fabulous Lifestyle

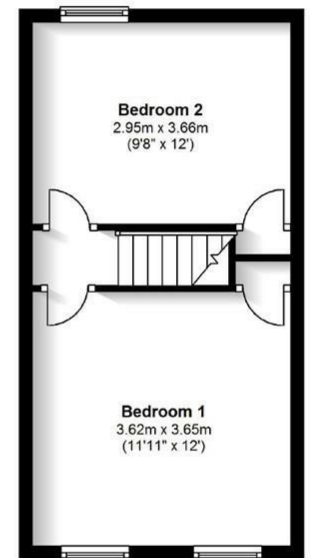
A beautifully presented Victorian semi detached home set in a popular and convenient central conservation area location within easy reach of the city centre, Thameslink and excellent local schools. The property itself enjoys versatile accommodation split over two levels. The ground floor accommodation comprises of the lounge, dining room, fitted kitchen and family bathroom. Upstairs accommodation comprises of two double bedrooms. The property benefits from a modern kitchen and bathroom whilst character features are still present throughout. Beautifully position overlooking the parkland.



**Ground Floor**  
Approx. 39.9 sq. metres (429.1 sq. feet)



**First Floor**  
Approx. 28.8 sq. metres (309.7 sq. feet)



Total area: approx. 68.6 sq. metres (738.8 sq. feet)  
Sketch layout only. This plan is not drawn to scale and is for identification purposes only.  
Plan produced using The Mobile Agent.

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

- Victorian Cottage
- Semi Detached Property
- Period Features
- Overlooking Parkland
- Two Double Bedrooms
- Walking To City & Station
- Two Reception Rooms
- Completed Chain

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		1	1
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



