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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

ALMA ROAD
ST ALBANS
AL1 3AT

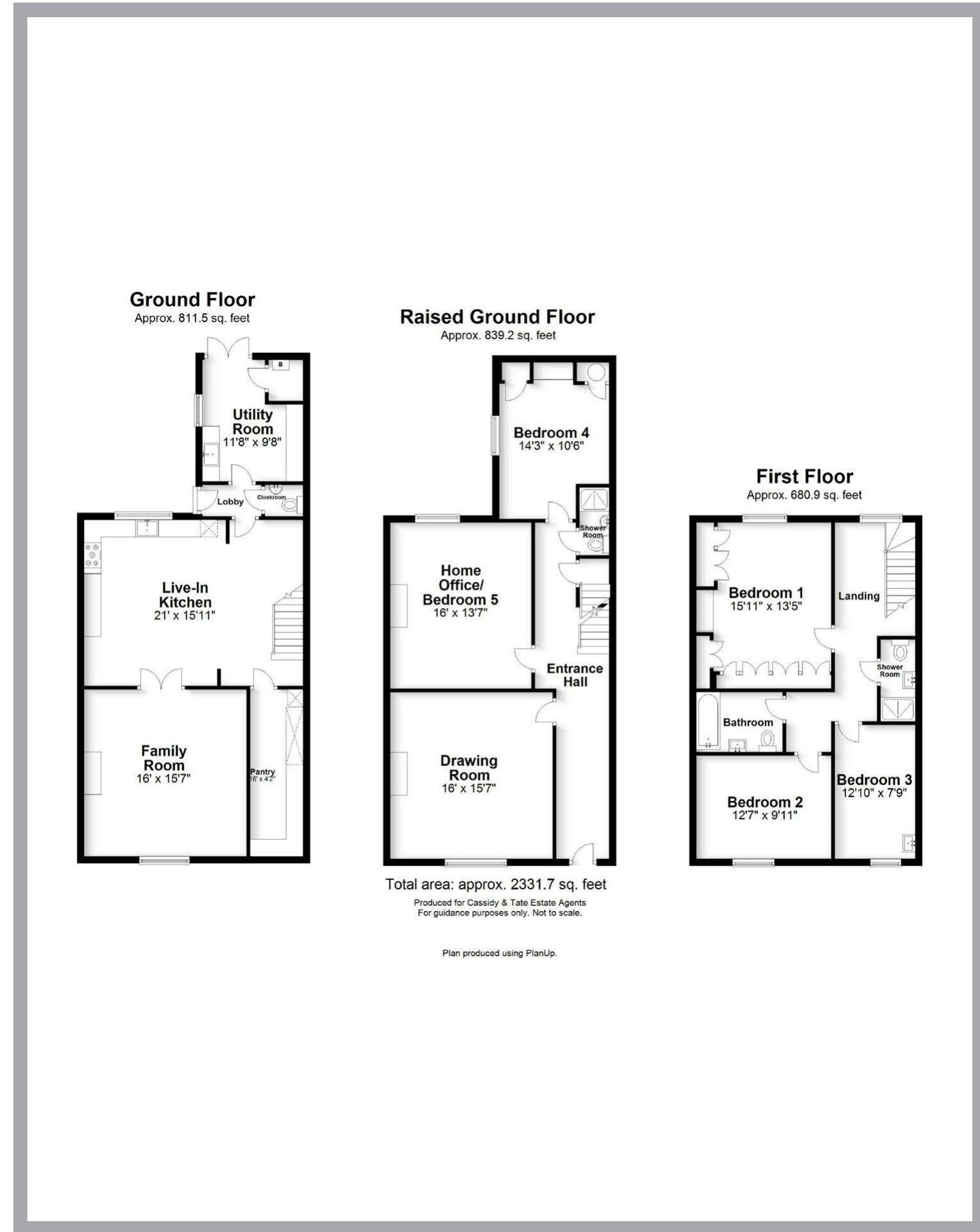
Guide Price £1,350,000

EPC Rating: C Council Tax Band: F



All The Ingredients Needed For A Fabulous Lifestyle

Viewing highly recommended! Location location location is such a key factor making Alma Road such a highly sought after road as it is only a few minutes walk to the station and a mere stroll to the city centre itself. This is a beautiful period home lovingly restored to its former glory and oozing with character throughout. A grand entrance hall sets the tone upon entering with a classic drawing room to the front with its high ceiling, marble fireplace and detailed arched windows. Versatility for family living is key nowadays and this fabulous home presents a wide variety of options for a host of arrangements to suit. Arranged over three floors, a second reception on the raised ground floor makes for that en vogue home office or as a fifth bedroom and the ground floor has a delightful Mark Wilkinson eat-in kitchen opening onto an adjoining family room with oodles of space. There are shower rooms on the raised ground and first floors, so no more morning jams! A fourth bedroom on the raised ground floor accompanied with one of the shower rooms is ideal for staff or a relative come guest room. There is off road parking to the front and a pretty side courtyard leading to an enclosed rear garden providing entertaining space and room for the children to bounce around. There are excellent State and Independent schools all around and good communications by rail from City Station (St Pancras 18 minutes). The town centre with Cathedral and delightful Verulamium Park is within walking distance and the city is renowned for its host of boutique shops, award winning restaurants and many, many pubs to suit all tastes.



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

- A Beautiful Period Home
- Arranged over 3 Floors
- Much Retained Character
- Off Street Parking
- Four/Five Bedrooms
- Town Centre Location
- Private Garden
- Versatile Family Home

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





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