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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

BATTLEFIELD ROAD
ST ALBANS
AL1 4DD

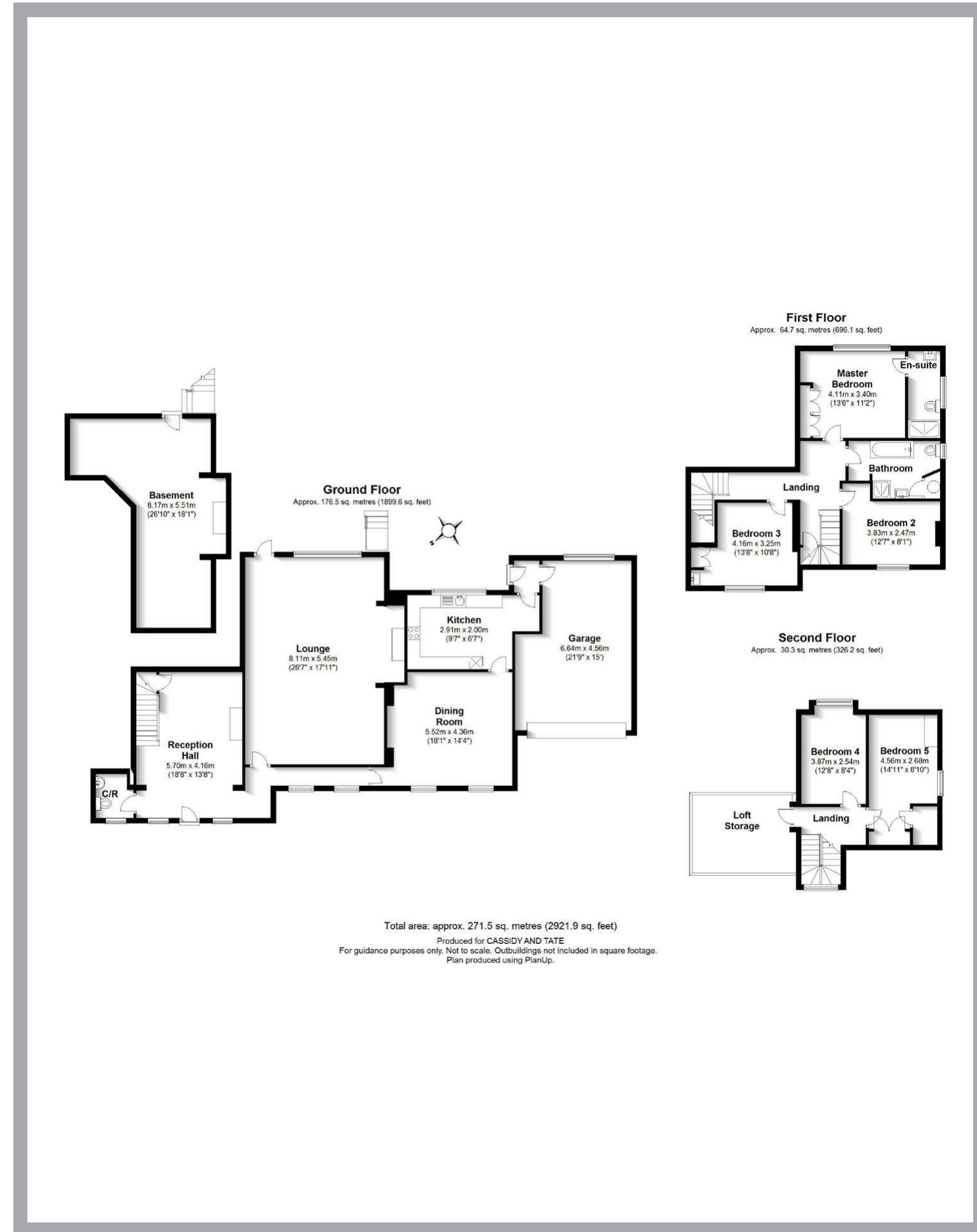
Guide Price £1,395,000

EPC Rating: G Council Tax Band: G



All The Ingredients Needed For A Fabulous Lifestyle

Positioned in one of St. Albans most prestigious roads is this exceptional five bedroom Edwardian family home situated within walking distance of both the city centre and the mainline railway station, as well as being within the catchment of highly acclaimed schools. Saturated in natural light, tasteful colour tones, high ceilings & other original features, this beautiful home flows easily over three floors in an impressive union of space and functionality. Over the years the property has had further additions made to it, but has managed to retain elements of traditional Edwardian charm with a bold use of space and materials to create a contemporary home with a timeless appeal. The ground floor features a superb reception hall/entrance lobby, a fabulous lounge with a high beamed ceiling, a magnificent open fireplace and views out to the beautiful landscaped rear garden. A fitted kitchen, cloakroom and a further reception room completes the downstairs. On the first floor is the master bedroom including en-suite, an additional two bedrooms and a family bathroom. Two further bedrooms and a loft room can be found on the second floor. Externally the property is complemented by the well tended rear garden which gives entrance to the basement, a driveway providing off road parking to the front and access to the garage.



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



Cassidy&Tate

Specialists in Bespoke Properties

- Superb Location
- Master Bedroom En-Suite
- Split Over Three Levels
- Beautiful Family Garden
- Five Bedrooms
- Four Reception Rooms
- Potential To Extend
- Garage & Parking

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	



