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Cassidy  
&Tate  
Your Local Experts



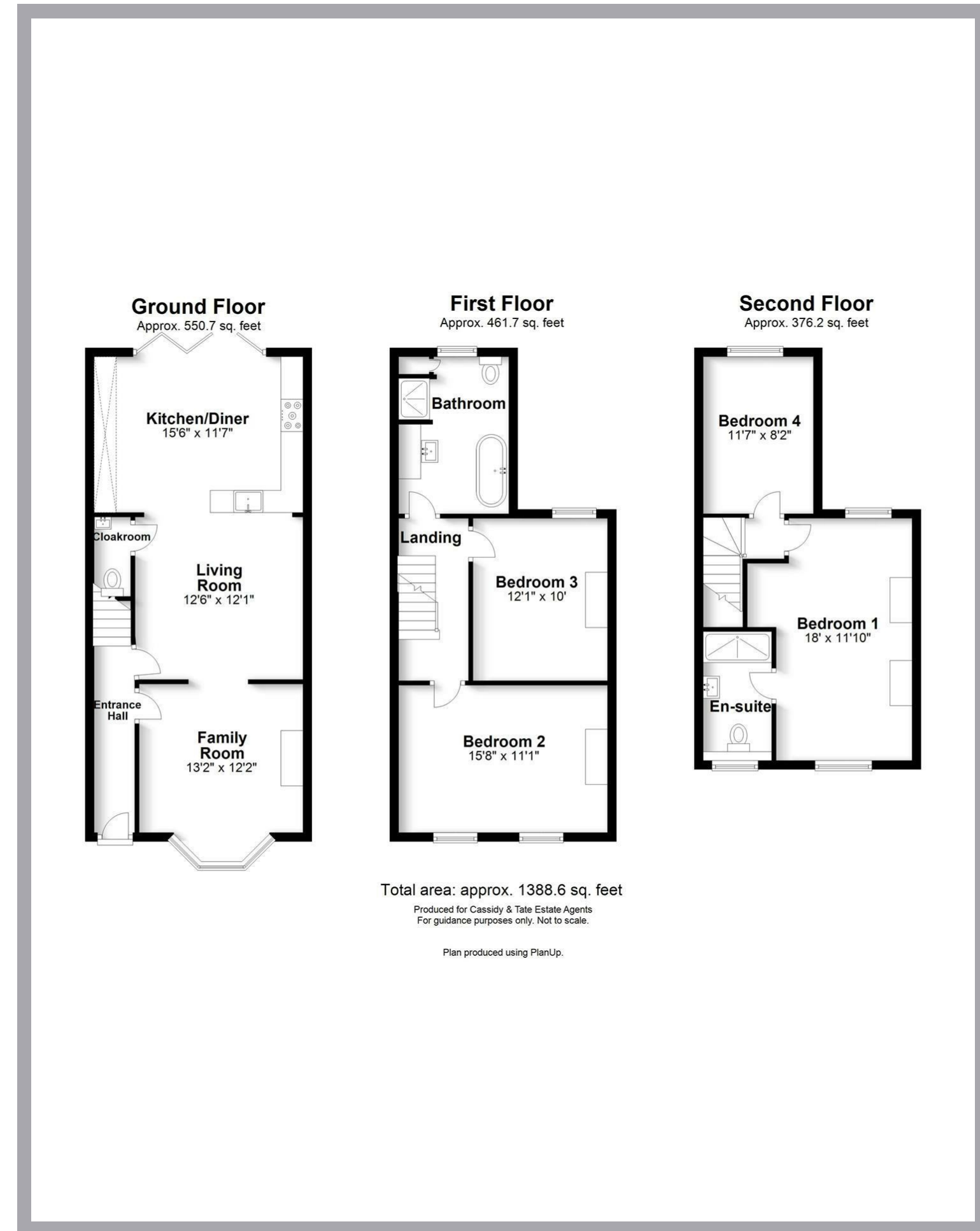
Award Winning Agency

EATON ROAD  
ST. ALBANS  
AL1 4UD



## All The Ingredients Needed For A Fabulous Lifestyle

A beautifully presented period property which has been the subject of many improvements by the present owners who have created a superb family home, now arranged over three floors. The house combines character and charm with modern fittings and flowing rooms to include a front family room with a sash style bay window and feature fireplace. This flows through to the living area which in turn opens into a fitted kitchen/dining room, flooded with natural light from a glass roof and bi-folding doors opening onto the garden. On the first floor are two double bedrooms and a family bathroom with separate shower and freestanding bath.. A superb loft conversion provides the main bedroom complete with en-suite, and a further fourth bedroom. The property is further complemented by a private rear garden with a treelined backdrop. There are a wide range of shops nearby on the Hatfield Road providing for a complete range of daily needs, including a supermarket, post office and many emerging local eateries. The city centre is close by too with a huge range of restaurants and bars and boutique shops. Fleetville JM School is within a short walk.



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



**MORRISONS SUPERMARKET**  
0.3 MILES / 6 MINUTE WALK

**FLEETVILLE JUNIOR SCHOOL**  
0.2 MILE / 3 MINUTE WALK

**EATON ROAD**  
ST ALBANS

## 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

- Four Bedrooms
- Live-in Kitchen
- Popular Road
- Walk To Station
- Extended to Rear
- Family & En-Suite Bathrooms
- Near Great Schools
- Walk to Park

| 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>                  |                         |           |
|   | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  | Current                 | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (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 environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      |                         |           |
|   | EU Directive 2002/91/EC |           |

