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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

PAXTON ROAD
ST ALBANS
ALI IPF

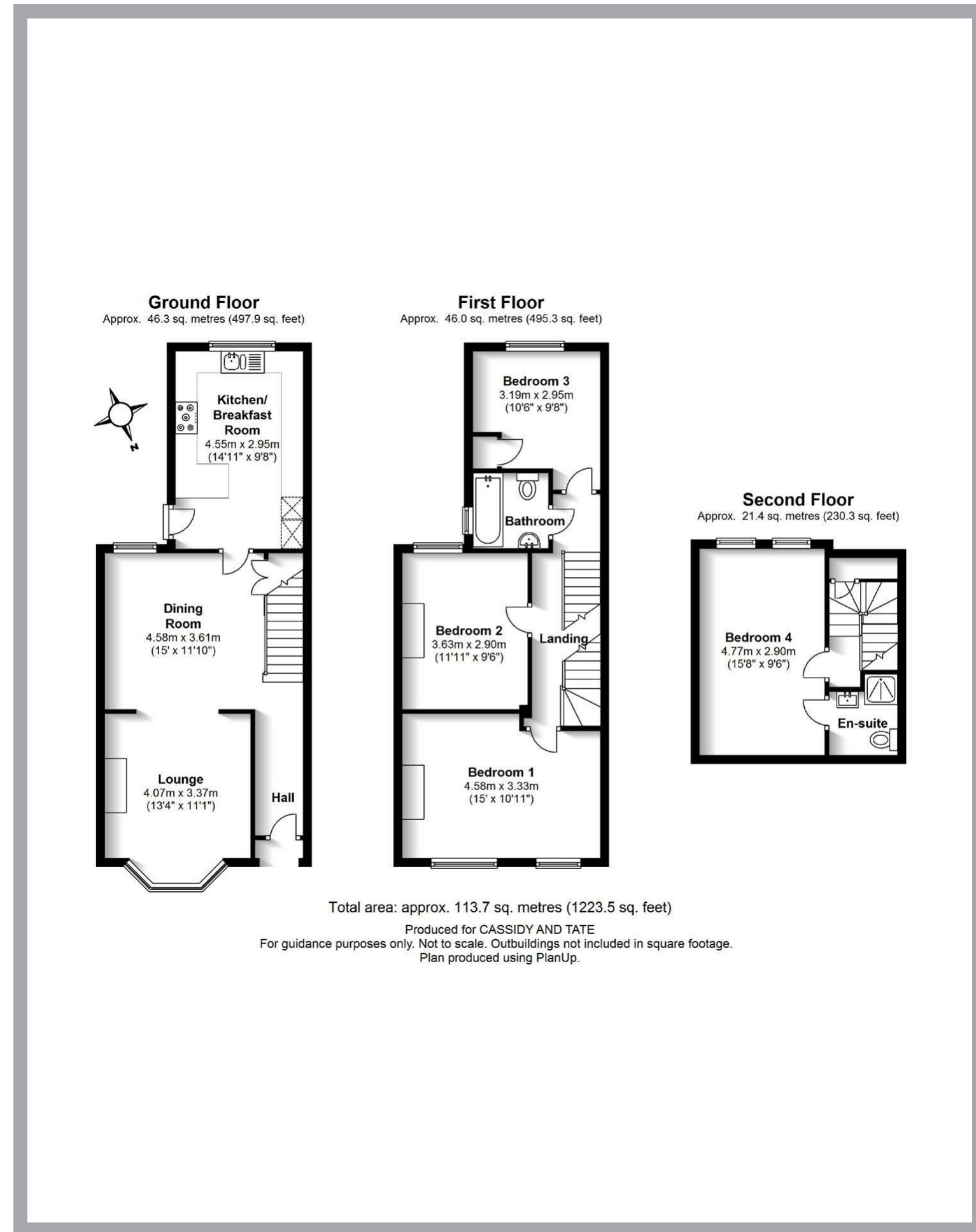
Guide Price £775,000

EPC Rating: G Council Tax Band: E



All The Ingredients Needed For A Fabulous Lifestyle

Set amongst a variety of period properties, is this charming bay fronted, four bedroom Victorian property situated within the heart of St. Albans conservation area. The property has been sympathetically extended and refurbished throughout providing beautifully presented and proportioned accommodation, whilst still managing to mix a blend of modern with period detail, such sash windows, wood flooring and feature fireplace, all lending a warm and comfortable atmosphere. Arranged over three functional levels, the property benefits from two reception rooms and a modern shaker style kitchen downstairs. On the first floor are three good sized bedrooms served by the family bathroom. The fourth bedroom plus en-suite is located on the second floor. An attractive, low maintenance rear garden further enhances the property. Paxton Road is a highly sought after road, close to excellent local schools, the city centre and the mainline railway station, linking St. Albans to London.



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

- Period Property
- Four Bedrooms
- Lounge & Dining Room
- Split Over Three Levels
- Prime Location
- Two Bath/Shower Rooms
- Kitchen/Breakfast Room
- Beautiful Condition

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	



