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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

ROYSTON ROAD
ST. ALBANS
AL1 5NG

Asking Price £775,000

EPC Rating: D Council Tax Band: D

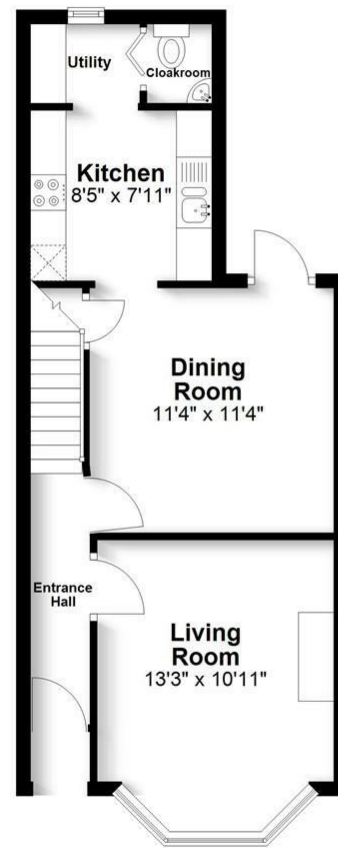


All The Ingredients Needed For A Fabulous Lifestyle

This delightful four/five bedroom Victorian home offers a perfect blend of classic elegance and modern living enjoying this popular residential location. The stylish accommodation arranged on three levels boasts two reception rooms on the ground floor with modern kitchen and downstairs cloakroom. On the first floor, there are three well-proportioned bedrooms with family bathroom providing ample space for families or those seeking a comfortable home. There is a thoughtfully converted loft, which features an office/bedroom 5, additional shower room and a lovely main bedroom with Juliet balcony- all combining to add a touch of luxury and privacy to the conversion. One of the standout features of this property is the large garden, a rare find in urban settings. This outdoor space is perfect for entertaining gardening enthusiasts, children at play, or simply enjoying a peaceful afternoon in the sun. The Victorian charm of the house is evident throughout, with period features that add character and warmth. The property is well-situated, offering easy access to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike.



Ground Floor
Approx. 427.1 sq. feet



First Floor
Approx. 428.2 sq. feet



Second Floor
Approx. 339.1 sq. feet



Total area: approx. 1194.4 sq. feet

Produced for Cassidy & Tate Estate Agents. For guidance purposes, not to scale.

Plan produced using PlanUp.

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



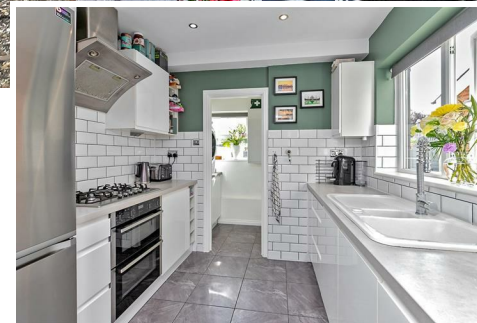
Why Cassidy & Tate

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

- Four/Five Bedroom Home
- Large Garden
- Stylish Accommodation
- EPC D
- Popular Location
- Two Reception Rooms
- Bedroom 5/Office
- Council Tax D

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

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	

