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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

WEST VIEW ROAD  
ST ALBANS  
AL3 5JX

Offers In Excess Of £800,000



# All The Ingredients Needed For A Fabulous Lifestyle

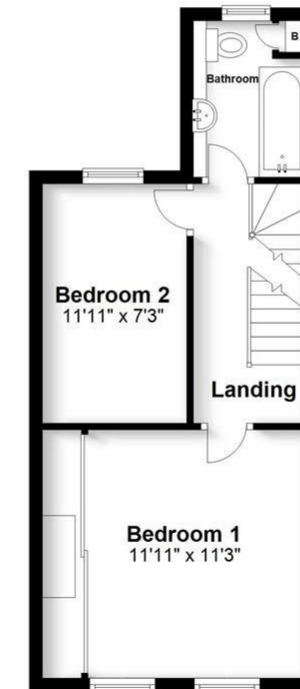
A beautifully presented Victorian semi detached home set in a popular and convenient central conservation area location within easy reach of the city centre, Thameslink and excellent local schools. The property itself enjoys versatile accommodation split over three levels. The ground floor comprises a light and airy lounge and dining room, fitted high specification kitchen with integrated appliances and doors opening onto the rear garden. Upstairs there is master bedroom with dual aspect to the front, bedroom two and a family bathroom with the third bedroom placed on the second floor with velux roof windows affording distant countryside views to the West. The property benefits from a modern kitchen and bathroom whilst character features are still present throughout the property. Outside to the front of the property there is a gate with a retaining brick wall with path to the front entrance. To the side is a gated access leading through to the fully enclosed rear garden which is paved with floral beds to sides stocked with shrubs and a large storage to the back of the garden. There is also outside lighting and a water tap. The garden benefits from a west facing aspect. EPC rating 'D'.



Ground Floor



First Floor



Second Floor



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



CATHEDRAL & HIGH STREET SHOPS  
0.5 MILES / 12 MINUTE WALK



## 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

- Victorian Cottage
- First Floor Bathroom
- Central Location
- Character Features
- Three Bedrooms
- West Facing Garden
- Ideal for Commuters
- Council Tax Band: 'E'

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	
62	82
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	
1	1
EU Directive 2002/91/EC	

