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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

GRANGE STREET
ST ALBANS
AL3 5LZ

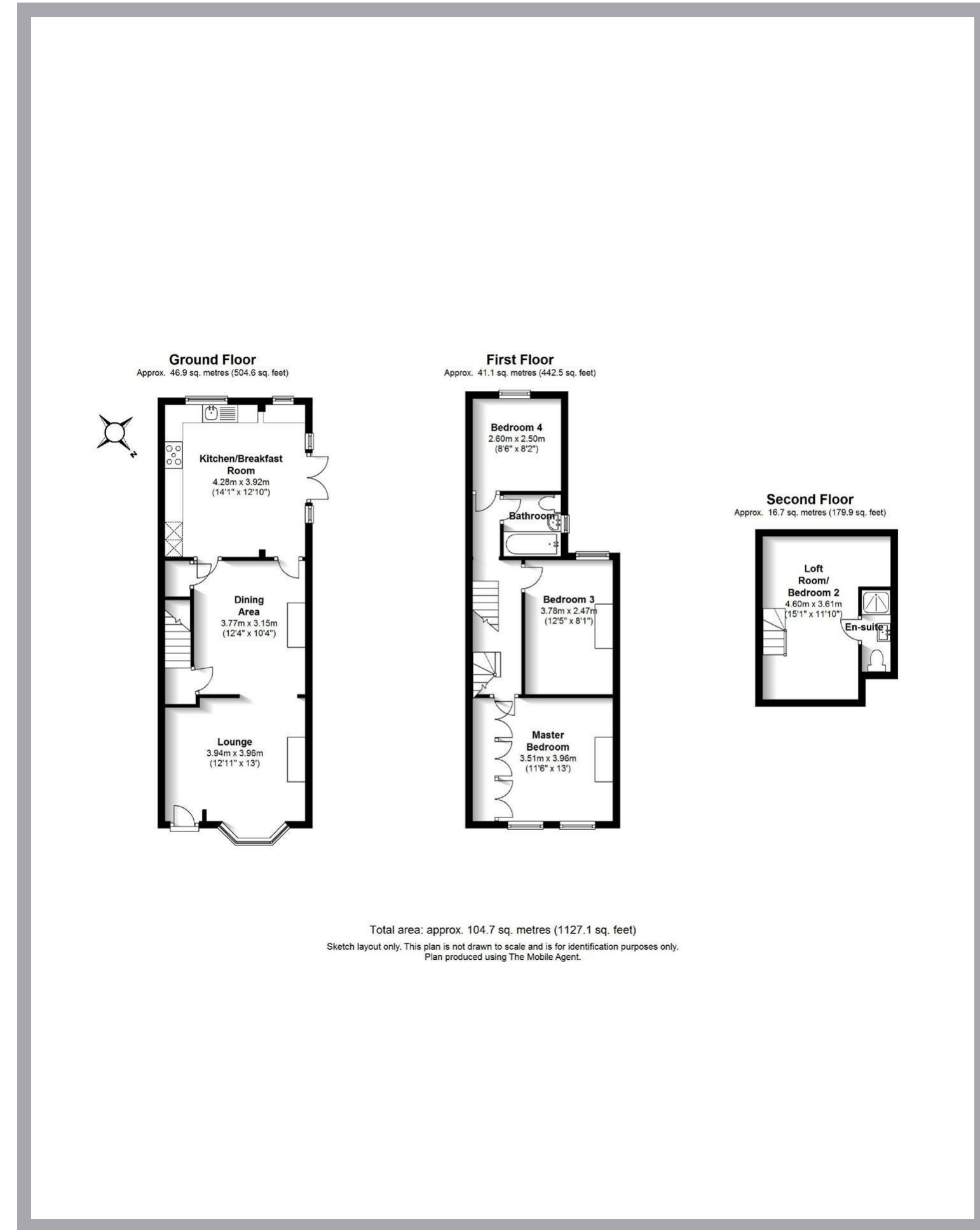
Price £599,950

EPC Rating: G Council Tax Band: E



All The Ingredients Needed For A Fabulous Lifestyle

A charming bay fronted Victorian home arranged over three floors which has been tastefully modernised to provide spacious accommodation oozing charm and character with a twist of contemporary living. Boasting features to include sash style windows, picture rails and cast iron fireplaces, makes for lovely cosy rooms. The well planned downstairs accommodation comprises a lounge open to the dining area and a fitted kitchen with granite work tops is swamped with natural light from skylights, windows and a door leading to the rear garden. On the first floor are three bedrooms and a stylish family bathroom and on the second floor another bedroom/ loft room complete with en-suite. A southerly facing rear garden with patio area completes this property. Grange Street is located in a highly sought after position conveniently situated for the mainline railway station and proves to be popular with professionals and commuters alike.



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

- Victorian Property
- Close To Station
- Fitted Kitchen/Breakfast Room
- Loft Room With En-Suite
- Excellent Location
- Open Plan Living/Dining Room
- Three Bedrooms
- South Facing Rear Garden

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	



