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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

CHARMOUTH ROAD  
ST ALBANS  
AL1 4SQ

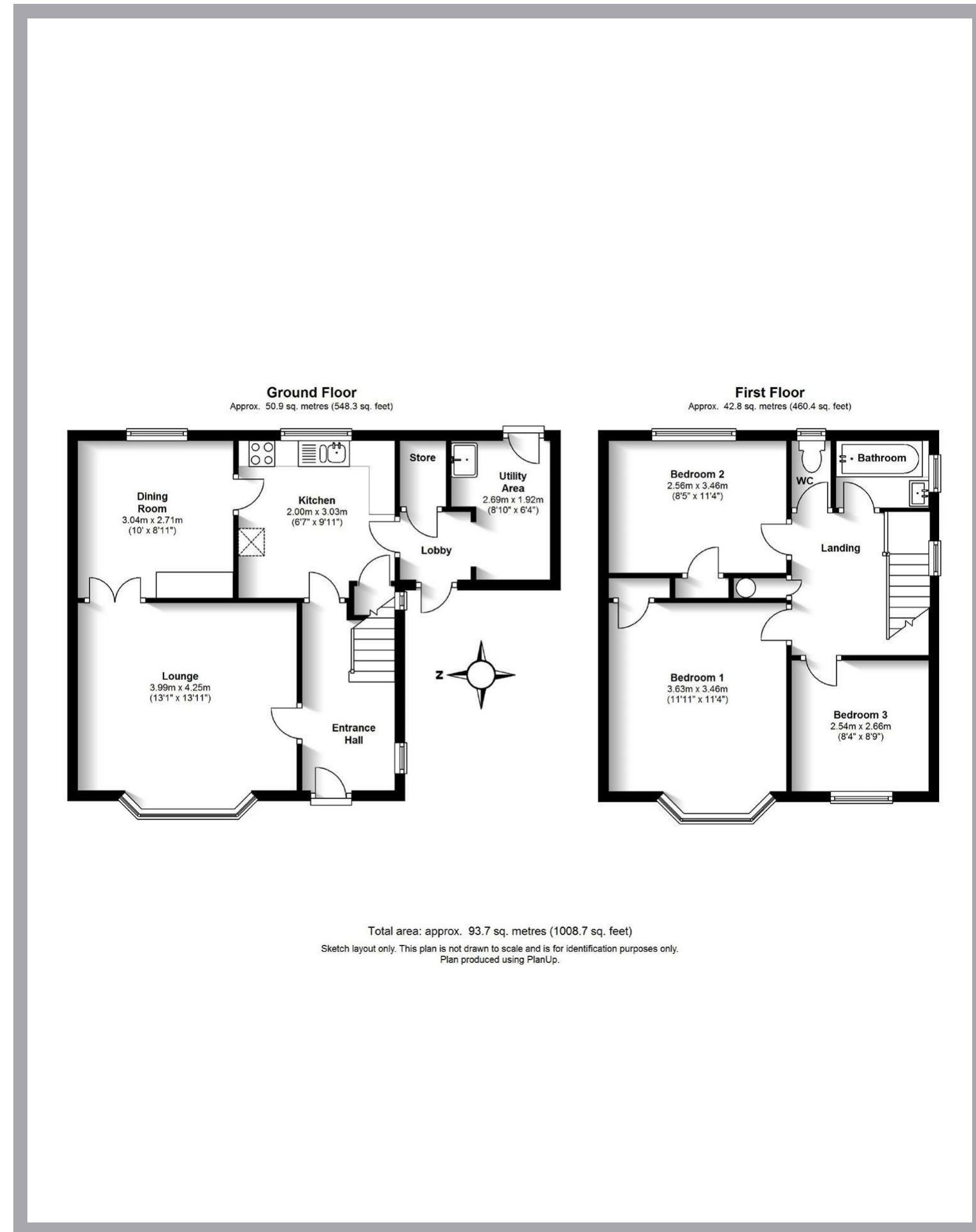
Price Guide £695,000

EPC Rating: G Council Tax Band: E



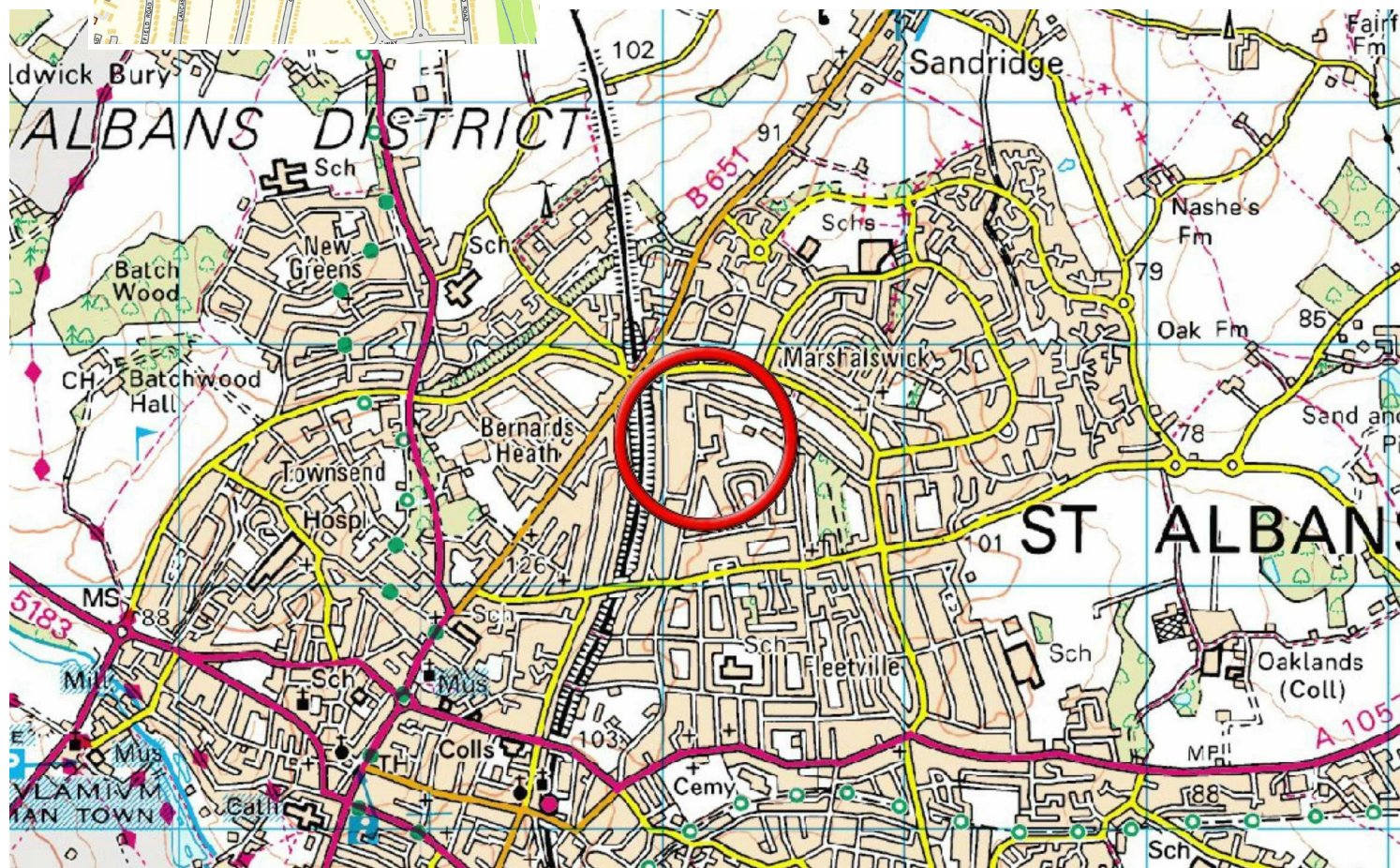
# All The Ingredients Needed For A Fabulous Lifestyle

Seldom to the market is there an opportunity to acquire a property that not only is situated in a highly sought after road but has the scope to make some improvements and have the potential to extend, subject to obtaining the relevant planning consents. This three bedroom semi detached home already enjoys spacious and flexible living accommodation to include a well balanced lounge with bay window to the front of the property, and double doors leading to the dining room, a fitted kitchen, utility area and useful store completes the ground floor accommodation. Upstairs, are three good sized bedrooms, a family bathroom and a separate WC. Outside, the property boasts a large family garden to the rear and to the front, a driveway providing off road parking. Charmouth Road is located in an enviable position, close to highly acclaimed local schools, St Albans mainline railway station and St Albans city centre, with its variety of shops and leisure facilities.



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

- Semi Detached Property
- Two Reception Rooms
- Large Family Garden
- Chain Free
- Three Bedrooms
- Potential To Extend (s.t.p.p)
- Garage & Parking
- Location For Schools & City

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



