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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

LOWER PAXTON ROAD
ST ALBANS
ALI 1PG

Guide Price £575,000

EPC Rating: G Council Tax Band: £1,474

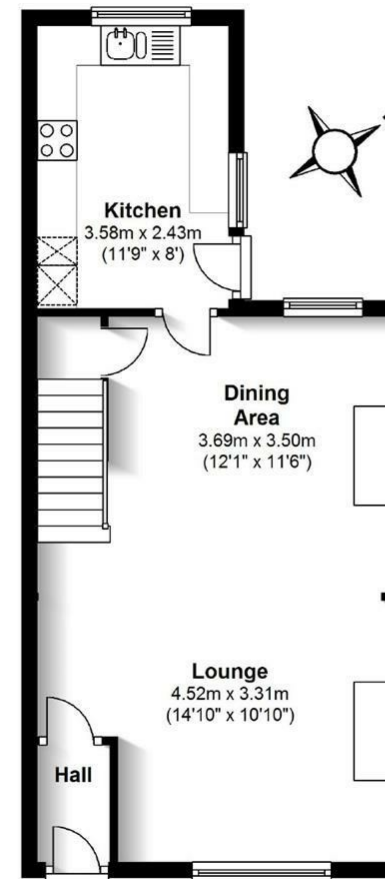


All The Ingredients Needed For A Fabulous Lifestyle

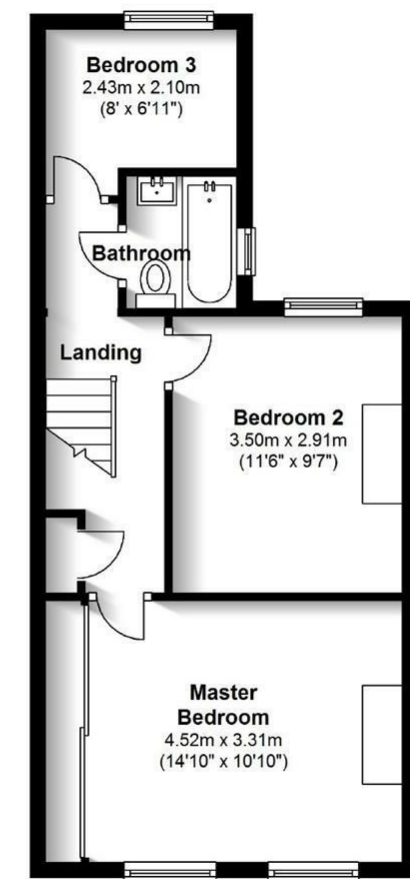
A charming three bedroom Victorian terraced property which always proves to be so popular with professionals and commuters especially being situated within close proximity of the mainline railway station linking St. Albans to London, St Pancras. The property has been sympathetically improved fusing some character features with contemporary finishing touches perfectly. Comfortable well balanced living accommodation comprises of a through lounge/diner, fitted kitchen with integrated appliances, three bedrooms and a modern first floor family bathroom. The property is further enhanced by a low maintenance rear garden with gated rear access. Parking is to the front of the property allocated on a 'first come, first served basis'. Lower Paxton Road is set amongst various other period properties and is also conveniently located within the catchment of good schools and St. Albans city centre with its twice weekly bustling market, many shopping and leisure facilities plus surrounded by Roman remains.



Ground Floor
Approx. 40.2 sq. metres (432.4 sq. feet)



First Floor
Approx. 40.0 sq. metres (431.1 sq. feet)



Total area: approx. 80.2 sq. metres (863.5 sq. feet)

For guidance purposes only. 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

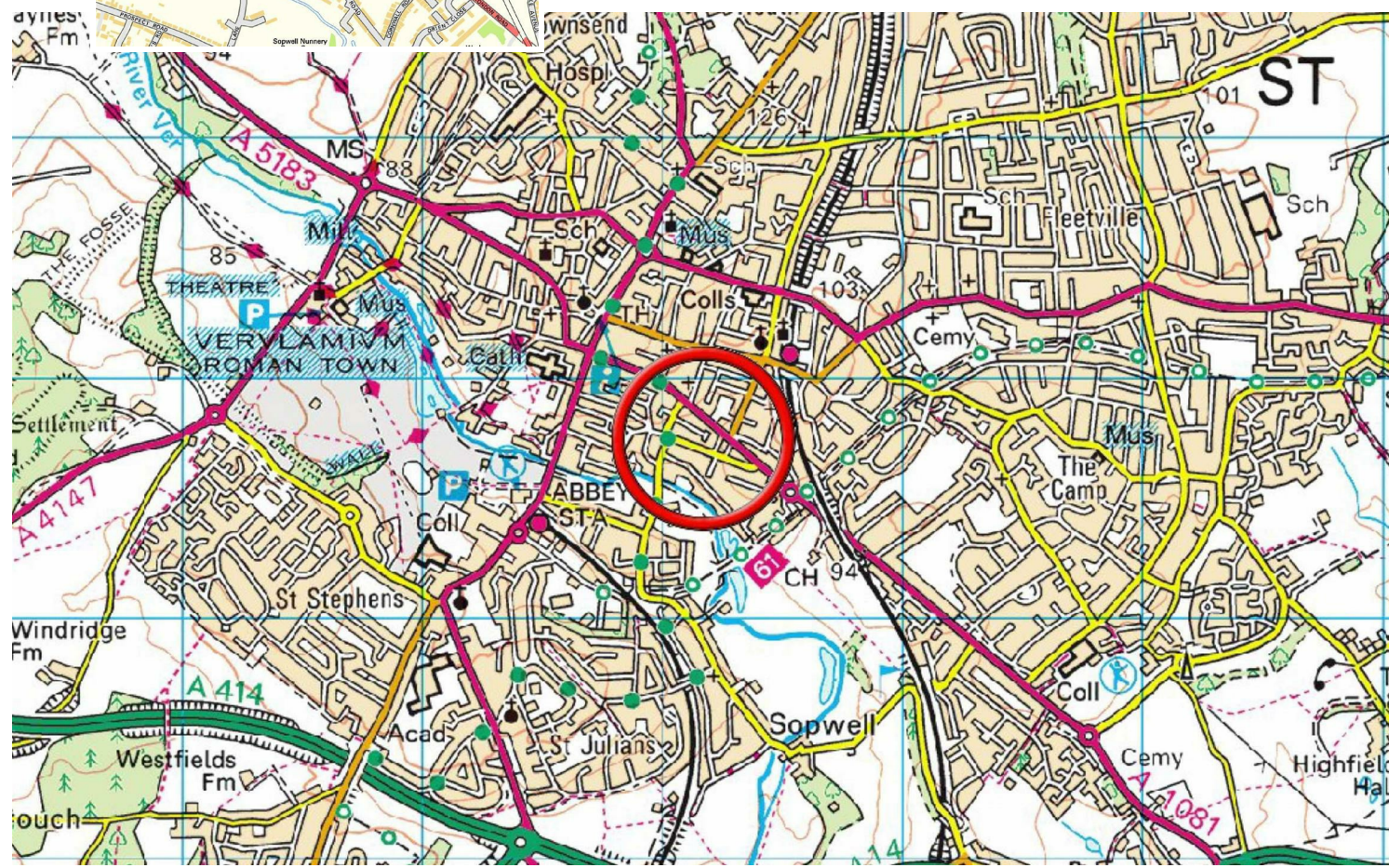
Why Cassidy & Tate

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

- Period Terraced Property
- Close To Station & City Centre
- Three Bedrooms
- Through Lounge/Diner
- Cul -de-Sac Location
- Refurbished Throughout
- First Floor Bathroom
- 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



