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39 High Street, Wheathampstead,
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Cassidy & Tate
Your Local Experts





Award Winning Agency

GRANGE STREET

ST ALBANS

AL3 5NB

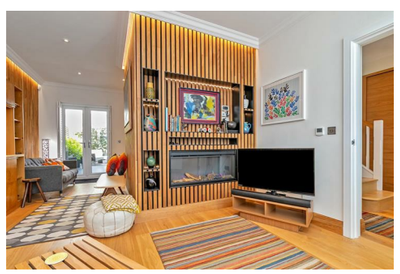
Offers In Excess Of £900,000

EPC Rating: B Council Tax Band: F



All The Ingredients Needed For A Fabulous Lifestyle

Beautifully renovated and rich in character, this distinctive three-bedroom semi-detached home occupies a unique historic setting in the heart of St Albans. Formerly part of the city's bus drivers' social club, the property combines an interesting connection to the past with carefully considered contemporary interiors, quality materials and an impressive attention to detail throughout. The ground floor offers a welcoming entrance hall and cloakroom, leading to a comfortable sitting room with an attractive bay window, warm timber finishes and thoughtfully designed lighting. The kitchen and dining space forms the heart of the home, with stylish cabinetry, excellent storage and a comprehensive range of Bosch appliances, including two ovens, an induction hob, fridge-freezer, dishwasher and washer-dryer. Doors open directly onto the courtyard garden, creating a natural connection between indoor and outdoor living. Upstairs, the principal bedroom provides a peaceful retreat, complete with a Juliet balcony, fitted storage and a beautifully appointed en-suite shower room. Two further bedrooms offer flexibility for family life, guests or home working, while the main bathroom continues the home's high specification, with quality C.P. Hart fittings and tiles from Terzetto Stone & Porcelain. Generous storage, including a particularly large linen cupboard, adds further practicality. Outside, the secluded courtyard garden is a real highlight: private, unoverlooked and enjoying sunshine throughout the day. Decorative panelling, mature planting and a water fountain create an attractive outdoor sanctuary, complemented by carefully positioned lighting that brings the garden to life after dark. Private off-street parking to the rear is an especially valuable addition for such a central location. Situated on Grange Street, the property is ideally placed to enjoy everything St Albans has to offer, from its historic market and independent shops to its excellent restaurants and cafés.




Total area: approx. 1066.0 sq. feet

Produced for Cassidy & Tate Estate Agents. For guidance purposes, not to scale.
Plan produced using PlanUp.

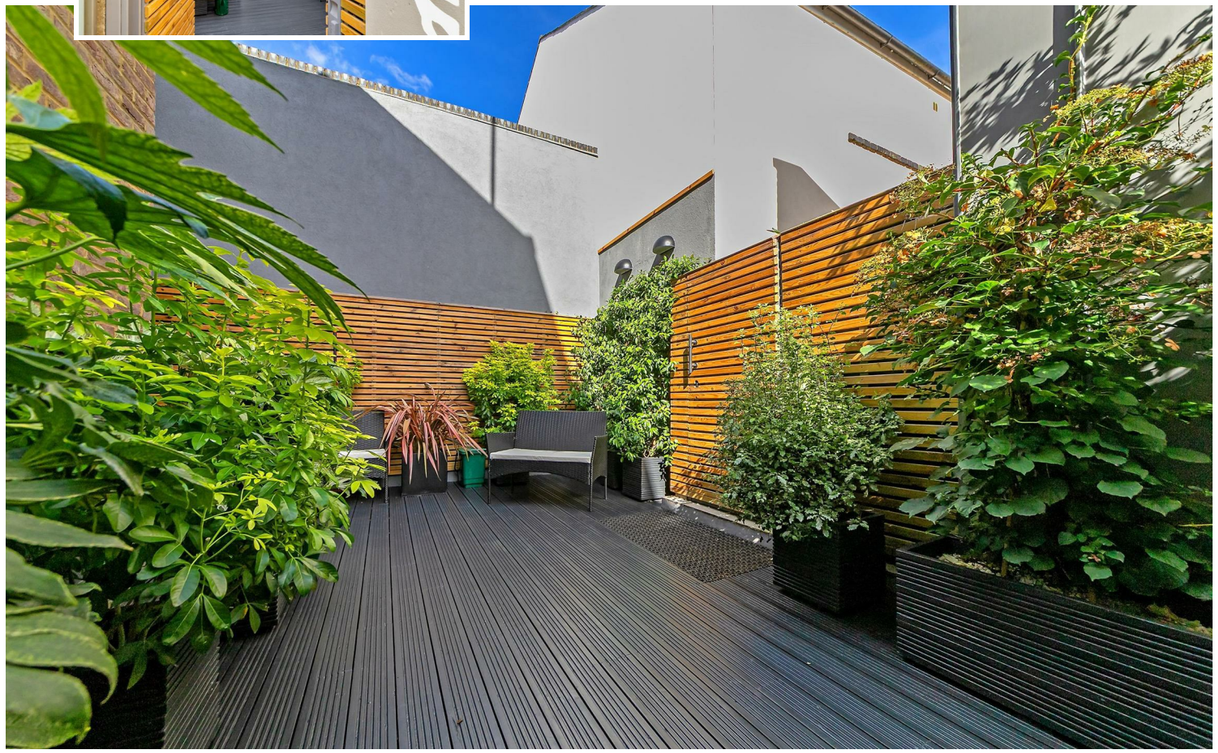
Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.

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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.

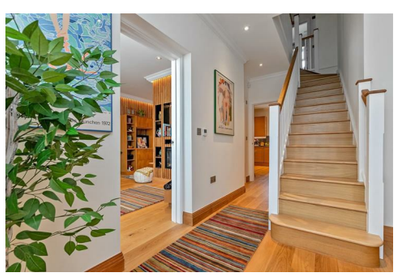
Your Local Property Experts

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



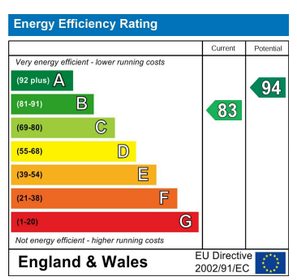






Specialists in Bespoke Properties

- Beautifully Renovated Three-Bedroom Semi-Detached Home
- Stylish Sitting Room With Bay Window
- Principal Bedroom With En-Suite And Juliet Balcony
- Quality Bathrooms Featuring C.P. Hart Fittings And Terzetto Tiles
- Private Off-Street Parking To The Rear
- Historic Setting Close To St Albans City Centre
- Contemporary Kitchen/Dining Space With Bosch Appliances
- Two Further Bedrooms, Ideal For Family Or Home Working
- Unoverlooked Courtyard Garden With Mature Planting And Feature Lighting
- Walking Distance Of St Albans City Station



The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

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