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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

ALBERT STREET  
ST. ALBANS  
ALI IRU

Price Guide £875,000

EPC Rating: D    Council Tax Band: E





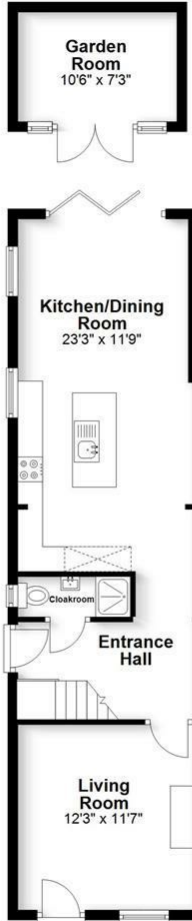
# All The Ingredients Needed For A Fabulous Lifestyle

Positioned on the charming Albert Street in St. Albans, this beautifully extended period cottage offers a delightful blend of character and modern living. With three bedrooms and two stylish bathrooms, this cottage is perfect for families or professionals seeking a comfortable and inviting home. Upon entering, you are greeted by a spacious hallway that flows into the heart of the house, being a modern kitchen/diner that offers full entertaining facilities. The fully refurbished interiors boast contemporary finishes while retaining the cottage's original charm, creating a warm and welcoming atmosphere throughout. A further reception room can be found on the ground floor. The landscaped garden is a true highlight of this property, offering a serene outdoor space to unwind or host gatherings. Additionally, the home features a garden gym, providing an excellent opportunity for fitness enthusiasts to maintain an active lifestyle without leaving the comfort of their home. Conveniently located, this property is just a short walk from the city centre and the train station, making it ideal for those who commute or enjoy the vibrant local amenities. With its perfect combination of period features, modern comforts, and a prime location, this cottage is a rare find in St. Albans. Don't miss the chance to make this charming home your own. \* The property comes with access to off-street parking\*



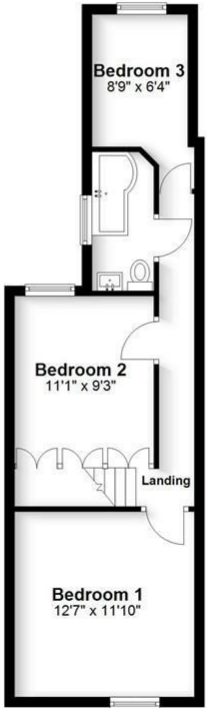
## Ground Floor

Approx. 603.6 sq. feet



## First Floor

Approx. 439.6 sq. feet



Total area: approx. 1043.2 sq. feet

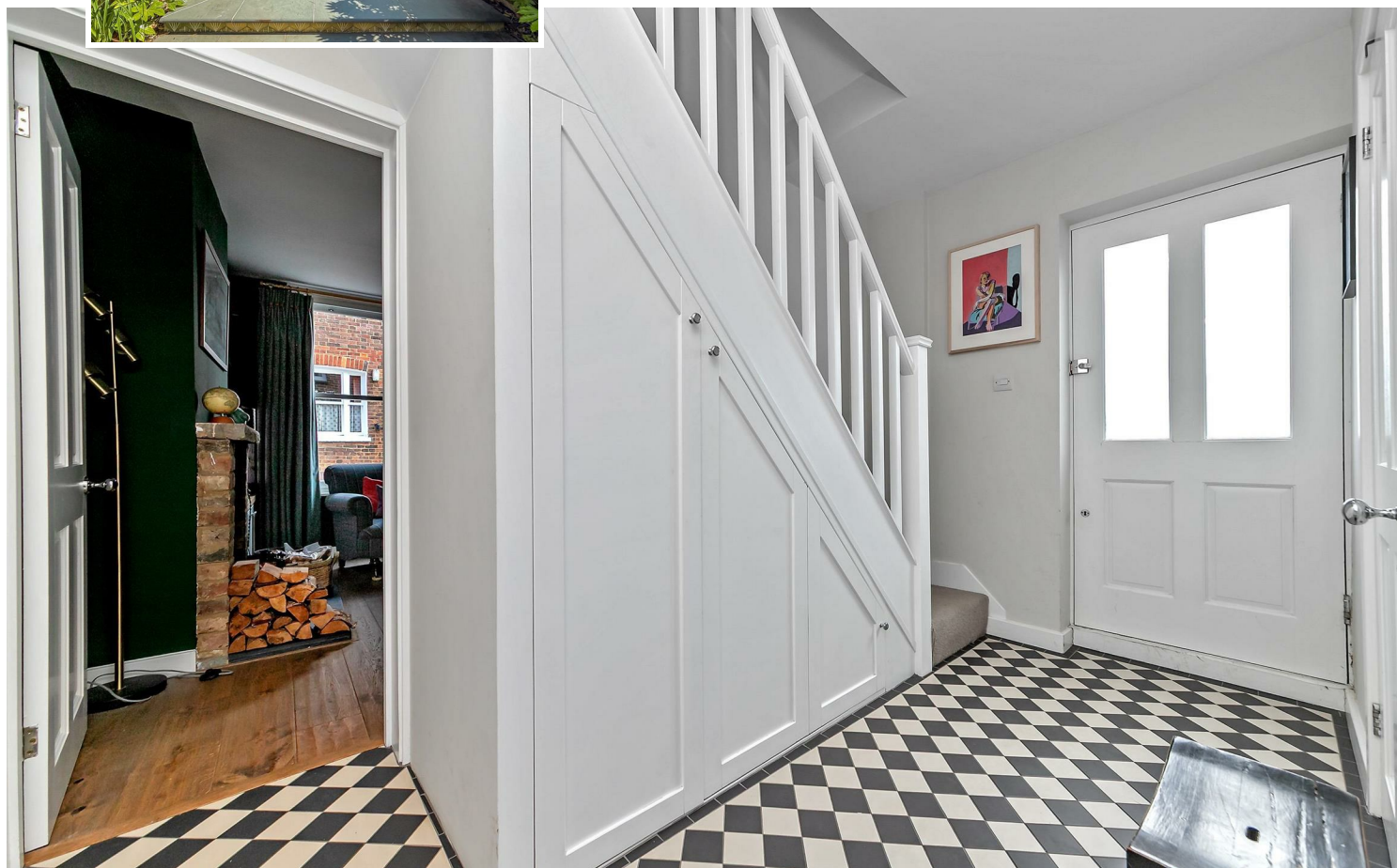
Produced for Cassidy & Tate Estate Agents. For guidance purposes, not to scale.  
Garden Room is included in Square Footage.

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



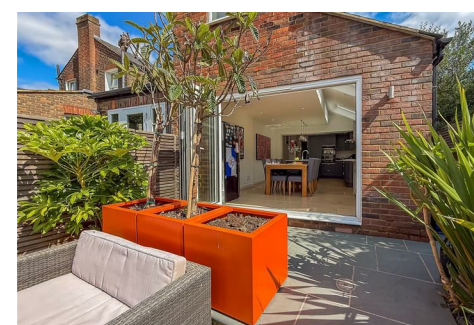
## Why Cassidy & Tate

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

- Chain Free
- Kitchen/Diner
- Home Office/Gym
- Close To City Station
- Extended Property
- Landscaped Garden
- Access To Off-Street Parking
- Three Bedrooms

Free Online Valuation



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	59
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



