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Cassidy  
& Tate  
Your Local Experts

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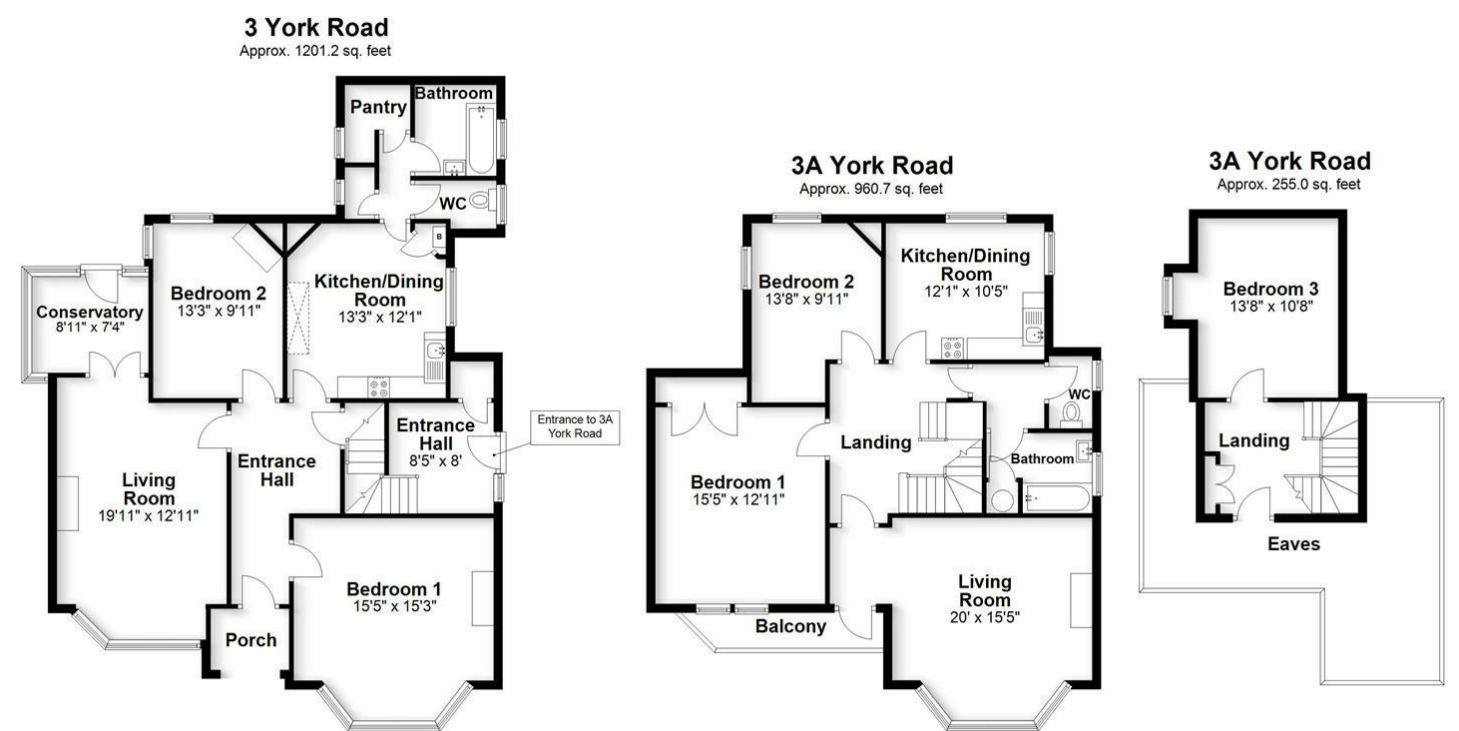
Award Winning Agency

YORK ROAD  
ST. ALBANS  
AL1 4PL



# All The Ingredients Needed For A Fabulous Lifestyle

Built circa 1910, this beautiful home is situated on a substantial level plot in a highly sought after location. This property has been a much loved family home for many years and now offers an opportunity to modernise and improve for the next generation. With five bedrooms and three receptions already, there is scope to enhance the accommodation further subject to any necessary permissions. High ceilings and bay windows that make the rooms so bright abound. Feature fireplaces lend a comfortable feel, whilst the handsome period detailing throughout, including decorative cornice and picture rails are a delight. The property is currently split into two maisonettes, with planning submitted to convert the home back into one residence. On the ground floor the home is accessed via a good sized entrance hall leading to a spacious drawing room and a living room. The kitchen to the rear still has a walk in pantry, leading to the w/c and bathroom. Further accommodation includes a bedroom and conservatory with doors to the garden. Accessed via the side of the property, the first floor accommodation includes, two large bedrooms, a living room, kitchen/dining room, bathroom and w/c. Stairs from the landing lead to a second floor bedroom. Externally the property enjoys a mature lawned rear garden with patio area and a variety of shrubs, trees and plants. There is ample parking on the driveway. The property is in a premier location, well positioned for walking to the mainline railway station and the city centre. Nearby Clarence Park itself is delightful open space of around 9 acres and it provides a number of sports facilities such as, Cricket, Football, Tennis, Bowls and Hockey. Chain free.



Total area: approx. 2416.9 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.

# 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

- Scope To Extend STPP
- Premier Location
- Walking Distance To City Station
- Owned By The Same Family Since 1937
- Overlooking Clarence Park
- School Catchment Area
- Mature Rear Garden
- Chain Free

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		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		

