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Cassidy  
&Tate  
Your Local Experts



Award Winning Agency

THORNTON STREET

ST. ALBANS

AL3 5JW



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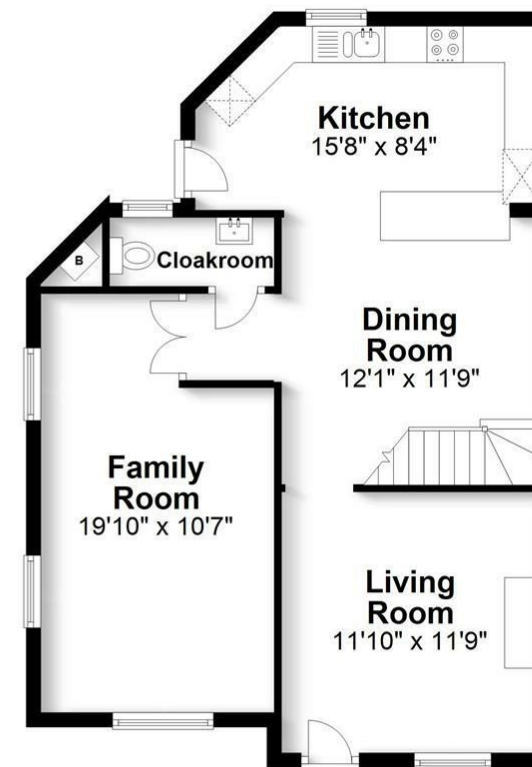
## All The Ingredients Needed For A Fabulous Lifestyle

Positioned at the end of a row of similar and aesthetically pleasing houses is this three bedroom, two reception room, charming family home that combines modern conveniences with some character features such as sash style windows, wooden flooring and a cast iron fireplace that all lend a cosy feel. Beautifully decorated living accommodation comprises of a family room, an open living/ dining / kitchen room and cloakroom on the ground floor. On the first floor are three double bedrooms, en-suite to bedroom one, plus a stylish family bathroom. The kitchen is fitted with a range of sleek modern units, built in appliances and incorporates a breakfast island. The bathroom and en-suite are fitted with stylish white sanitary ware complemented beautifully by contrasting tiles. Outside is a low maintenance rear garden with gated access, leading to off-street parking, lawned area and patio. Thornton Street is a quiet, no-through road set in the St. Albans conservation area, with easy access to the excellent shopping and leisure facilities of the city centre and approximately one mile from the mainline railway station, linking St. Albans to London in just under 30 minutes.



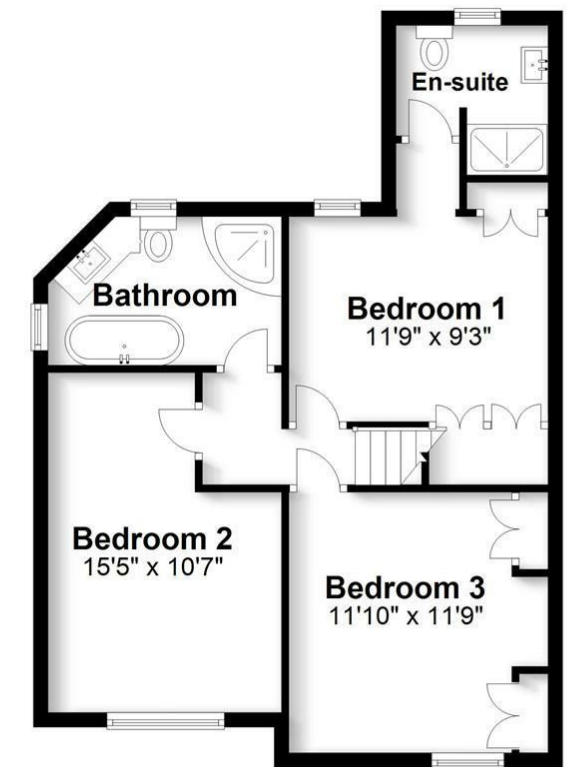
### Ground Floor

Approx. 662.2 sq. feet



### First Floor

Approx. 585.1 sq. feet



Total area: approx. 1247.2 sq. feet

Produced for Cassidy & Tate Estate Agents  
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



Cassidy&Tate

## Specialists in Bespoke Properties

- Three Double Bedrooms
- En-Suite
- Full Refurbishment
- Close To City Centre
- Off-Street Parking
- Chain Free
- Cul-De-Sac
- Four Piece Bathroom

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>	73	74
EU Directive 2002/91/EC		

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>	73	72
EU Directive 2002/91/EC		

