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Cassidy & Tate
Your Local Experts

Award Winning Agency

CAVENDISH ROAD

ST ALBANS

AL1 5EF

Offers Over £700,000

EPC Rating: C Council Tax Band: D

All The Ingredients Needed For A Fabulous Lifestyle

Located on Cavendish Road in St Albans, this delightful period terraced house offers a perfect blend of character and modern living. With three bedrooms and two inviting reception rooms, this home is ideal for families or those seeking extra space for entertaining. The property boasts two bathrooms, including an en-suite to the principal bedroom, ensuring convenience and privacy for all residents. The layout is thoughtfully designed, providing a comfortable and functional living environment. One of the standout features of this home is its enviable location. Just a short walk from St Albans City Station, commuting to London or other nearby areas is both easy and efficient. For those who enjoy the outdoors, Clarence Park is nearby, offering a lovely green space for leisurely strolls or family picnics. Additionally, the area is well-served by outstanding schools, making it an excellent choice for families with children. Local amenities are also within easy reach, with a variety of shops, restaurants, and the popular Morrison's supermarket just a stone's throw away. This convenience adds to the appeal of the property, ensuring that all your daily needs are met without the hassle of long journeys. Furthermore, the house comes with previous planning permission to extend the kitchen, providing an exciting opportunity for those looking to personalise their home and enhance its value. In summary, this terraced house on Cavendish Road is a wonderful opportunity for anyone seeking a charming home in a vibrant community, with excellent transport links and local amenities at your doorstep. Don't miss the chance to make this delightful property your own.

Total area: approx. 1044.3 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.

www.cassidyandtate.co.uk

Perfect Fusion of Location And Way of Living

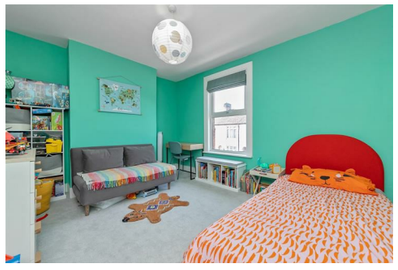
Why Cassidy & Tate

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.

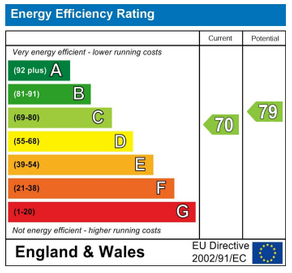
Your Local Property Experts

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

- Three Bedrooms
- Loft Conversion and En-Suite Completed in 2022
- School Catchment Area
- Period Features
- Private Garden
- Short Walk To City Station
- Previous Planning Permission -5/2021/3045
- Close To Local Shops



The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

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