

St Albans Office  
10 High Street, St Albans  
Herts AL3 4EL  
01727 228428  
stalbans@cassidyandtate.co.uk

Marshalswick Office  
59 The Quadrant, St Albans,  
Herts AL4 9RD  
01727 832383  
marshalswick@cassidyandtate.co.uk

Wheathampstead Office  
39 High Street, Wheathampstead,  
Herts AL4 8BB  
01582 831200  
wheathampstead@cassidyandtate.co.uk

Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

BLANDFORD ROAD  
ST. ALBANS  
AL1 4JP

Price Guide £1,375,000

EPC Rating: D Council Tax Band: F



# All The Ingredients Needed For A Fabulous Lifestyle

Nestled on the charming Blandford Road in Fleetville, this handsome Edwardian semi-detached house offers a perfect blend of period elegance and modern convenience boasting generous living space on three levels. Unusually, the property includes a single garage with additional off-street parking and is located just a short walk to the mainline station and Clarence park. Upon entering, you are greeted by an inviting reception area leading to a sitting/living room with period features. The extended ground floor leads onto an open plan kitchen/dining/family area with direct access to the rear garden and incorporating a utility/cloakroom. On the first floor, there is a striking main bedroom with large, luxury bathroom and two additional bedrooms. The skilfully converted loft has an additional double bedroom with en-suite and large eaves storage providing further scope to extend to the rear. One of the standout features of this property is its beautiful west-facing garden, which invites an abundance of natural light throughout the day. This outdoor space is perfect for summer barbecues, gardening, or simply unwinding after a long day. Situated conveniently near the City centre and station this home offers excellent transport links, making it easy to commute to London and beyond. The surrounding area is rich in local amenities, including shops, schools, and parks, ensuring that all your daily needs are within easy reach. This Edwardian gem is a rare find in St. Albans, combining historical charm with modern living. It presents an exceptional opportunity for those seeking a spacious family home in a vibrant community.



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

- Handsome Edwardian Home
- Single Garage
- West Facing Garden
- Generous Accommodation
- Four Bedrooms
- Close To Station
- Period Features
- No Upper Chain

| 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 |         |           |
| England & Wales                             | 63      | 79        |
| EU Directive 2002/91/EC                     |         |           |



