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Cassidy  
&Tate  
Your Local Experts



Award Winning Agency

CAVENDISH ROAD  
ST. ALBANS  
AL1 5EE



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.

## All The Ingredients Needed For A Fabulous Lifestyle

A well presented two bedroom period property situated in a sought after location, just a short walk to the mainline station and close to excellent schooling. This charming home has character on the outside but internally it boasts a wealth of modern day conveniences. Living accommodation which comprises of a reception room, an open-plan modern extended kitchen, two double bedrooms and an upstairs bathroom. The property has been tastefully decorated creating a comfortable and welcoming home. Wood flooring flows from the living to dining room, with tiling in the kitchen area. The modern kitchen is fitted with wall and base units complimented beautifully by wood top surfaces and integrated appliances. Bi-fold doors open to the outside and give lovely views of the landscaped rear garden. Upstairs the two bedrooms are well proportioned and are served by a stylish family bathroom. The landscaped rear garden complements the property further with patio area, lawn area, and a south west facing aspect. With the mainline railway station a short walk away, outstanding local schools close by, Clarence park and near to the city centre, it makes Cavendish Road a sought after address.



## Specialists in Bespoke Properties

- Chain Free
- Two Double Bedrooms
- Fireplace
- South-West Facing Garden
- Extended Kitchen
- Period Features
- Upstairs Bathroom
- Close To City Station

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>	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>	EU Directive 2002/91/EC	