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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

LADYSMITH ROAD
ST. ALBANS
AL3 5PZ

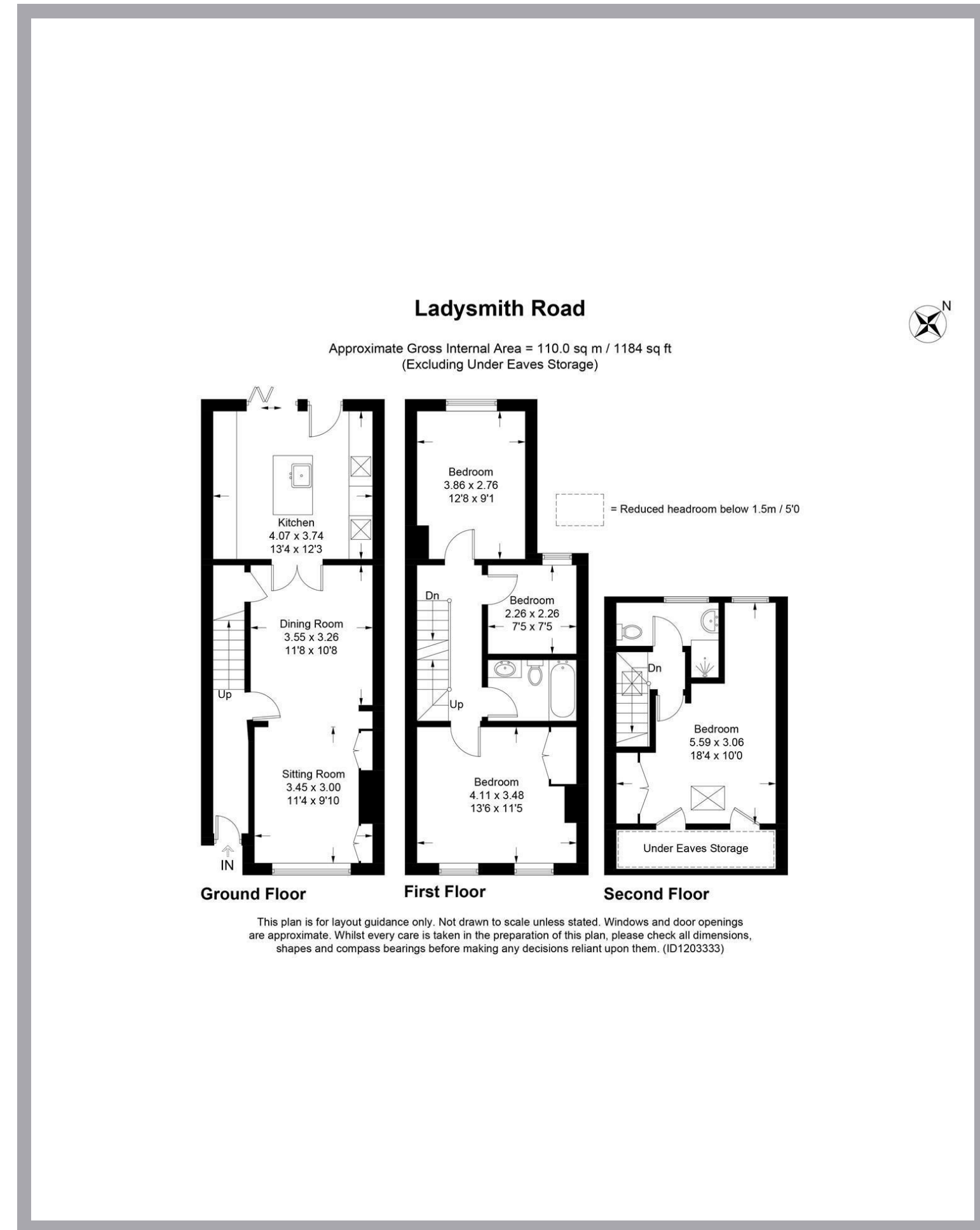
Price Guide £895,000

EPC Rating: D Council Tax Band: E



All The Ingredients Needed For A Fabulous Lifestyle

Nestled in the charming conservation area of St. Albans, this exquisite extended four-bedroom Victorian home on Ladysmith Road offers a perfect blend of classic elegance and modern convenience. The property is in excellent condition throughout, showcasing a beautifully refitted kitchen breakfast room that opens up to the garden via stylish bifold doors, creating a seamless indoor-outdoor living experience. Upon entering through the hall, you are greeted by a spacious 24-foot lounge and dining room, ideal for both entertaining guests and enjoying family time. The home boasts two well-appointed bathrooms, ensuring ample facilities for a busy household. Three of the bedrooms are generously sized one being a dormer loft conversion with bathroom as well as a fourth single bedroom on the first floor. The enclosed private garden is an extra-wide oasis, offering a tranquil retreat from the hustle and bustle of daily life. Its well-maintained landscape provides a wonderful space for outdoor activities or simply relaxing in the sun. Conveniently located within walking distance of the town centre, residents can easily access a variety of restaurants, bars, and the train station, making this property an ideal choice for those seeking both comfort and connectivity. Viewing is highly recommended to fully appreciate the charm and character of this remarkable home.



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

- Extended Victorian Home
- 23 Ft Lounge Dining Room
- Excellent Condition Throughout
- Council Tax Band E
- Modern Kitchen Breakfast Room
- Four Bedrooms Two Bathrooms
- Walk of Town & Station
- EPC Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



