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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency

ROLAND STREET  
ST. ALBANS  
AL1 5HS



## All The Ingredients Needed For A Fabulous Lifestyle

Situated in a sought after location is this spacious four bedroom semi-detached property conveniently located for schools and within walking distance of St Albans mainline railway station. A sympathetic ground floor extension, combined with a thoughtfully designed loft conversion, has created a substantial and delightful family home spread over three floors. Living accommodation flows and connects beautifully providing versatile rooms for entertaining whilst also providing easy living spaces to suit any potential family. To the rear of the property, a spacious kitchen/dining/family room with underfloor heating throughout the ground floor and bi-folding doors that open to the outside creating the perfect space for indoor/outdoor entertaining. The kitchen area is fitted with modern units complimented beautifully by quartz work top surfaces and integrated appliances. On the first floor are two double bedrooms, a further bedroom and the family bathroom. The principal bedroom complete with en-suite, Juliette balcony and dressing room can be found on the second floor. The property is set back from the road and has a driveway providing off road parking.



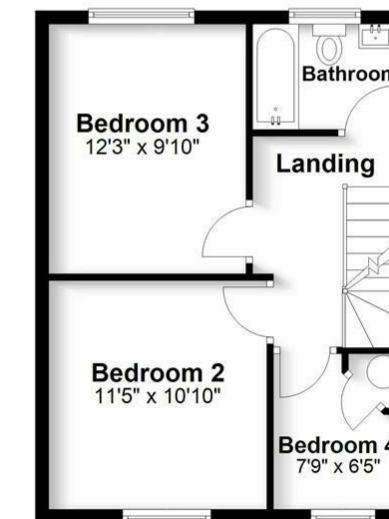
### Ground Floor

Approx. 630.0 sq. feet



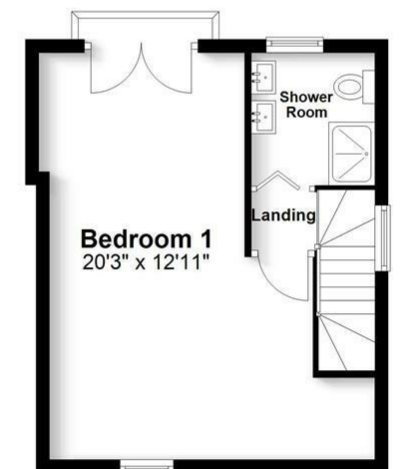
### First Floor

Approx. 423.1 sq. feet



### Second Floor

Approx. 331.4 sq. feet



Total area: approx. 1384.5 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.

# Perfect Fusion of Location And Way of Living

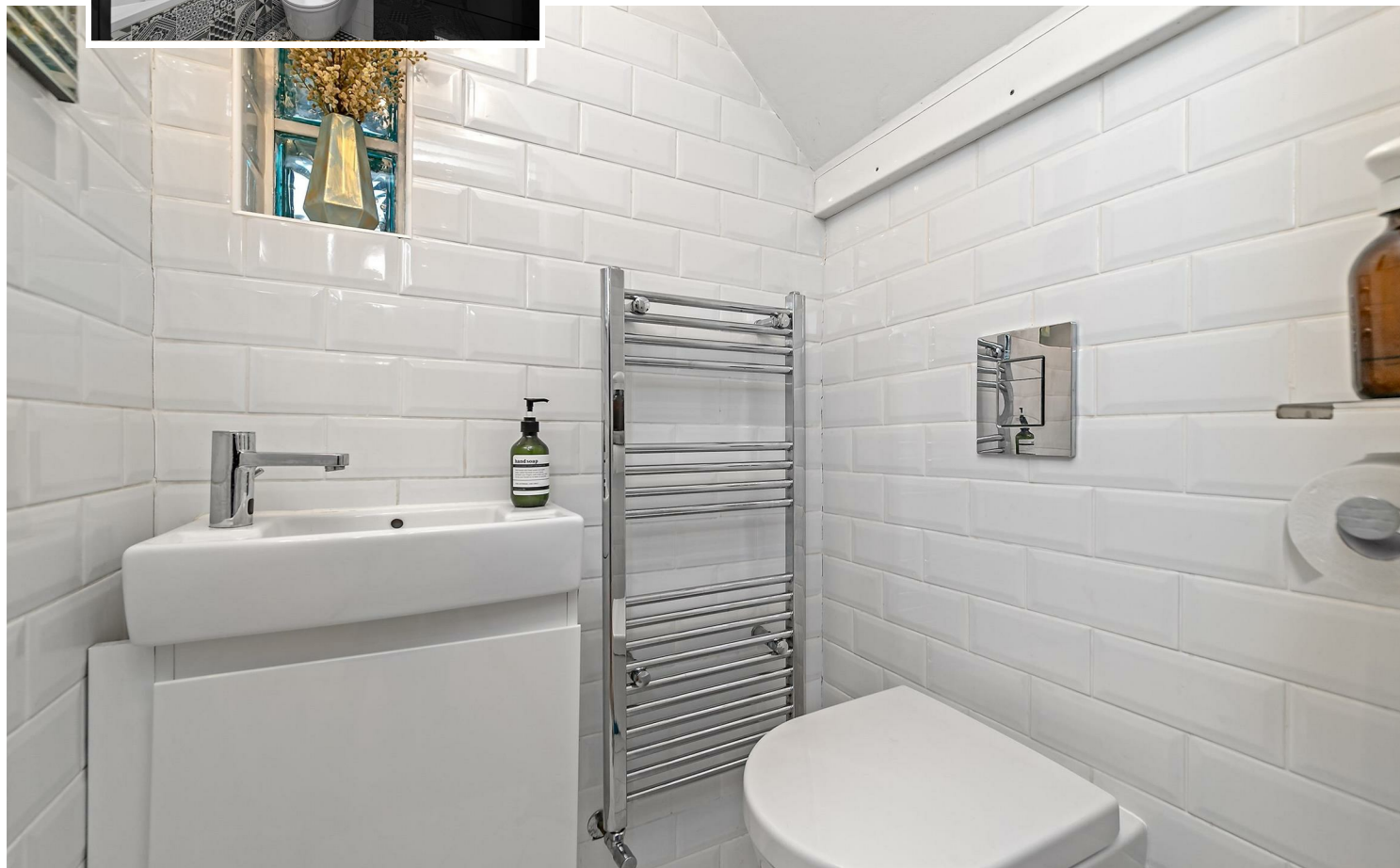
## Why Cassidy & Tate

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

- Four Bedroom Home
- Extended Accommodation
- En Suite Facilities
- Convenient For Schools
- Close To Station
- Open Plan Kitchen/Diner
- Off Road Parking
- Council Tax D £2.094

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
54	79
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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

