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Cassidy
&Tate
Your Local Experts



Award Winning Agency

GRANGE STREET

ST ALBANS

AL3 5NA



All The Ingredients Needed For A Fabulous Lifestyle

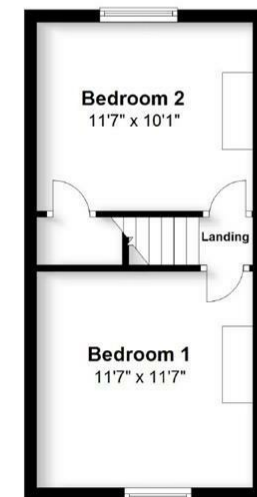
An attractive two bedroom period cottage situated in the heart of St. Albans conservation area which is most highly favoured by professionals and commuters alike. In need of some modernisation and with the potential to possibly extend, subject to obtaining the relevant planning consents, this property will make the perfect project for someone looking to put a stamp on their own property. Internally the property features a lounge, separate dining room, kitchen, separate wc, wet room and two double bedrooms. A box bay window and glass paned door allows for a light and bright well proportioned lounge. The separate dining room is also a well balanced room with doors into the fitted kitchen, leading to the wet room and separate wc. Door from the kitchen leads to a useful lean to which in turn leads to the rear garden. The low maintenance rear garden is mainly laid to lawn with some flower bed borders and garden shed. Grange Street is located approximately 0.5 miles from the City Centre where an extensive range of shopping and leisure facilities, many eateries, and cosmopolitan bars can be found. The mainline railway station, linking St. Albans to London, St Pancras is also close by.



Ground Floor
Approx. 414.6 sq. feet



First Floor
Approx. 288.2 sq. feet



Total area: approx. 702.8 sq. feet

Produced for CASSIDY AND TATE
For guidance purposes only. 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

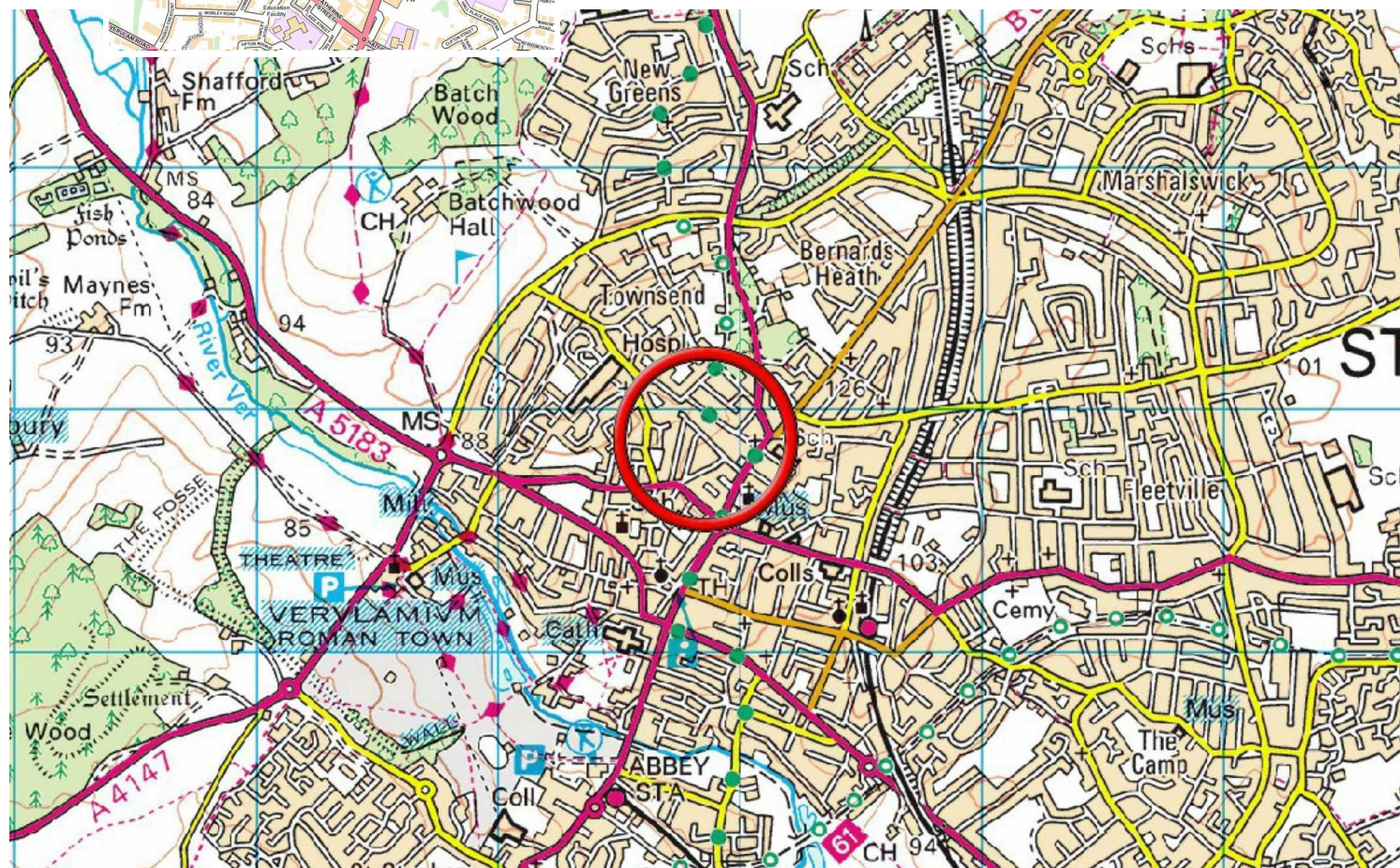
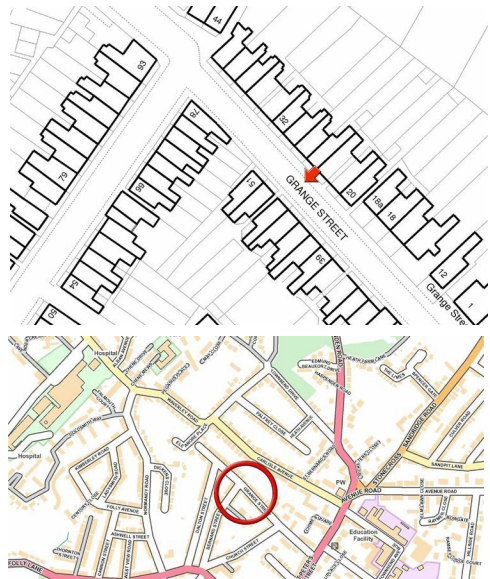
Why Cassidy & Tate

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



Cassidy&Tate

Specialists in Bespoke Properties

- Period Feature Cottage
- Mid Terraced Property
- Two Bedrooms
- Pretty Rear Garden
- City Centrer Location
- Two Reception Rooms
- Shower Room
- Chain Free

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	1	1
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	1	1
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

