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Cassidy
&Tate
Your Local Experts



Award Winning Agency

PORTLAND STREET
ST ALBANS
AL3 4RB



Cassidy&Tate

All The Ingredients Needed For A Fabulous Lifestyle

Cassidy & Tate are pleased to offer to the market this appealing two bedroom, mid-terrace Victorian cottage, positioned in a prime conservation area, surrounded by St. Alban's Roman Heritage. The property is arranged on three levels offering flexible and functional living accommodation to include an open living/dining room, and kitchen downstairs. Upstairs are two bedrooms and a family bathroom. The basement is currently being used as a third bedroom. A charming facade with the modernised interior works beautifully in this property. Character features such as sash style windows, wood flooring, feature brick walls and log burners are blended with modern day luxury fittings such as shutters, a superb spiral staircase, a modern hi-gloss white fitted kitchen, and a modern white bathroom suite. Outside is a private rear garden which is mainly laid to lawn, with patio area, lighting and power socket. There is also a useful wood crafted outside office with power and light connected and a small decked to the front of it. The property is set amongst a variety of period cottages which tend to be favoured by commuters and professionals alike as its prime location gives easy access to both the city centre and its extensive shopping and leisure facilities plus the mainline railway station, linking St. Albans to London, St Pancras.



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Total area: approx. 973.8 sq. feet

Produced for Cassidy & Tate Estate Agents
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



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Specialists in Bespoke Properties

- Period Cottage
- Three Reception Rooms
- Walking To Station & Town
- Bay Fronted
- Two Bedrooms
- Kitchen/Breakfast Room
- School Catchment Area
- Secluded Garden

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	



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