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Your Local Experts



Award Winning Agency



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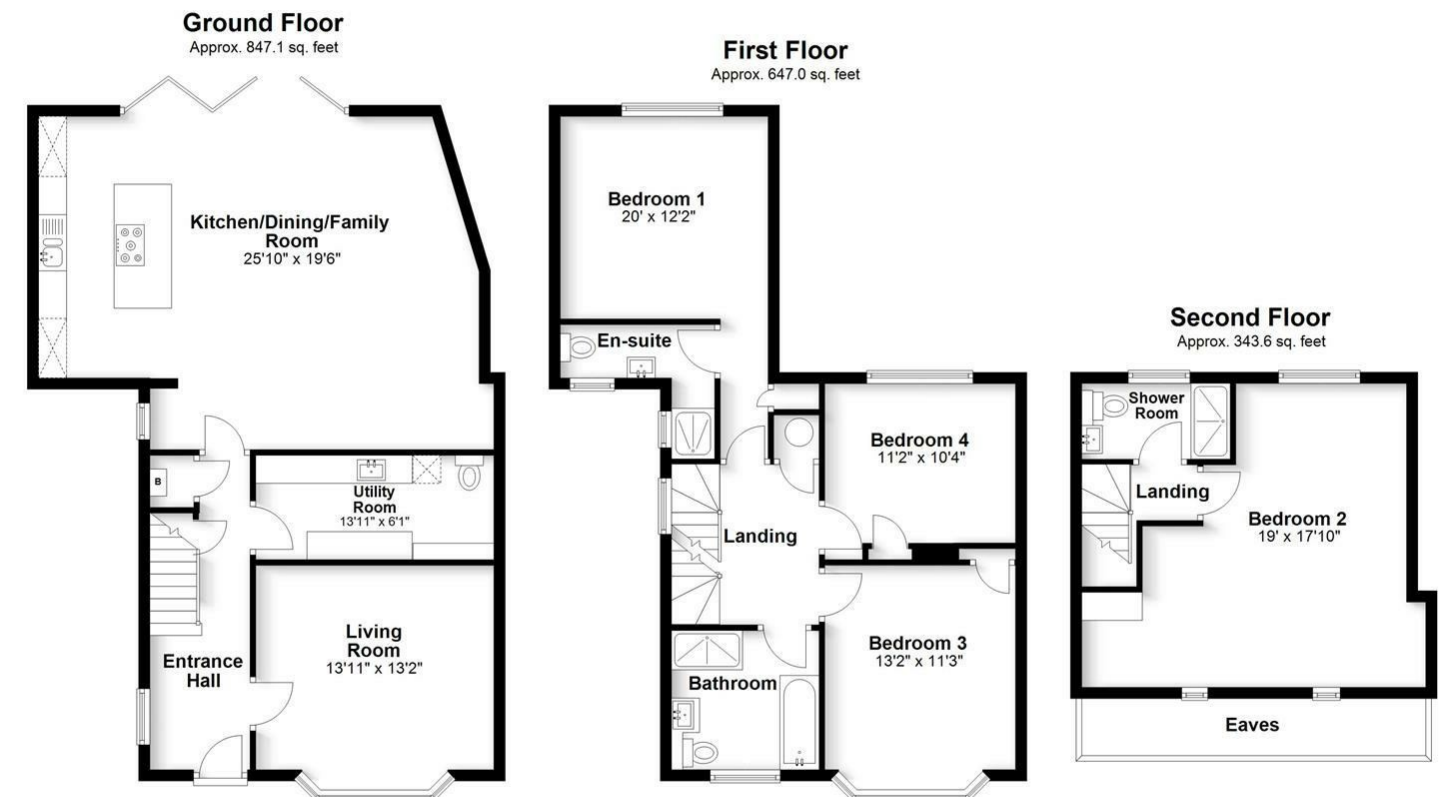
CHARMOUTH ROAD  
ST. ALBANS  
AL1 4SG

Guide Price £1,275,000



# All The Ingredients Needed For A Fabulous Lifestyle

Welcome to Charmouth Road, St. Albans - a delightful four-bedroom property with charm and character! This large semi-detached house boasts two reception rooms, four double bedrooms, and three bathrooms, providing ample space for comfortable living. One of the standout features of this property is the recent full refurbishment, ensuring a modern and fresh interior throughout. The extension to the rear and loft adds a contemporary touch while offering additional living space for your family. Situated within walking distance of the station, commuting has never been easier. Furthermore, the proximity to Sandringham School adds to the appeal for families looking for top-quality education options. The best part? This property is chain-free, allowing for a smooth and hassle-free buying process. Don't miss out on the opportunity to make this charming house your new home in St. Albans where quaint streets, historic buildings and outstanding landmarks jostle for attention with award-winning restaurants, incredible shops and stunning parkland. Old meets new at every turn. AGENTS NOTE: There is an old historic arrangement on the former 'Green to the front', allowing the residents of the seven properties around the close 'to cross one another's land by night or day for any purpose, to pass and repass, pedestrian-only'. A residents' private walkway exists to the front of all seven properties.



Total area: approx. 1837.7 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 Bedrooms
- Lovely Specification
- Highly Popular Location
- Gardens & Parking
- Fully Refurbished Throughout
- Chain Free
- Walk To Station
- Three Bathrooms



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>	74	82
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		
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EU Directive 2002/91/EC		

