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Cassidy
&Tate
Your Local Experts



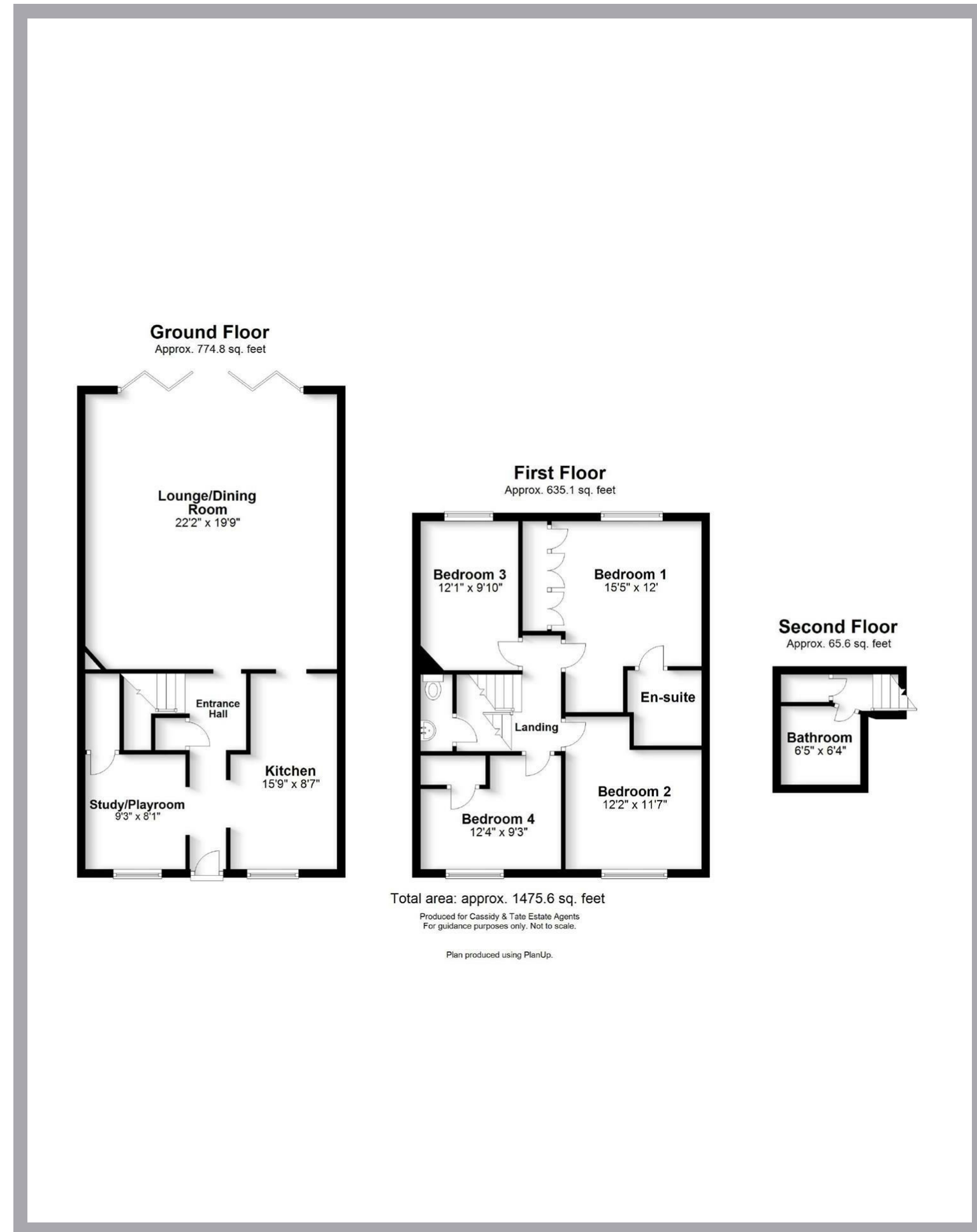
Award Winning Agency

HILL STREET
ST. ALBANS
AL3 4QS



All The Ingredients Needed For A Fabulous Lifestyle

Cassidy & Tate are delighted to present this attractive four bedroom, terraced property which is nestled amongst just two other similar properties. The property boasts views of St. Albans Cathedral to the rear, and is positioned in a private courtyard setting, within in a highly sought after location. Internally the property is as lovely as its surroundings. The current owners have extended to the rear and modernised the property creating a contemporary home that is both spacious and functional. Accommodation comprises of an entrance hall, study, fitted kitchen, cloaks cupboard, a superb open plan lounge/diner, cloakroom, four bedrooms, en-suite to master bedroom and a family bathroom. No expense has been spared where the use of good quality fixtures and fittings is clearly evident. Surround sound system, feature radiators, feature 'Viking' stove log burner, mood lighting and automatic velux ceilings windows in the lounge/dining room lends a welcoming and comfortable setting. The kitchen has been fitted with 'Wilson Fink' cabinetry complemented by quartz worktop surfaces and good quality appliances including a 'quooker' tap. The family bathroom and en-suite are warmed by underfloor heating. Bi-folding doors from the lounge/dining room links the inside to the lovely landscaped rear garden. To the front is parking for one vehicle plus a carport. Hill Street is situated a stroll away from the vibrant city centre and approximately one mile from the mainline railway station, linking St. Albans to London, St. Pancras in just under 30 minutes.



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



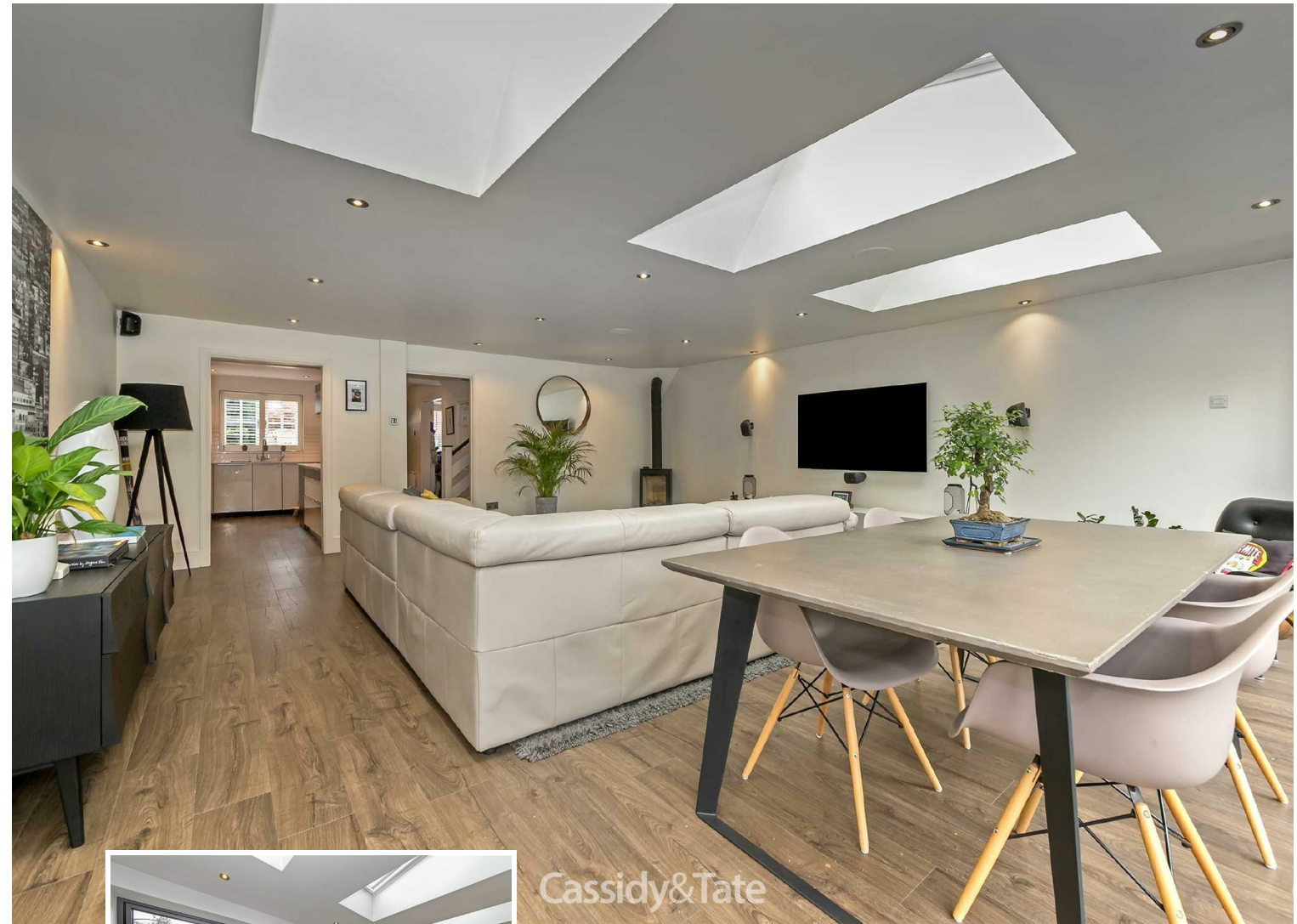
Why Cassidy & Tate

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

- Prime Central Location
- Fully Refurbished Throughout
- Split Over Three Levels
- Four Bedrooms
- En-Suite & Cloakroom
- Open Plan Accommodation
- Two Reception Rooms
- Private Allocated Car Port

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		
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