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**Cassidy
& Tate**
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

CAMBRIDGE ROAD
ST. ALBANS
AL1 5LH

Price Guide £650,000

EPC Rating: D Council Tax Band: E



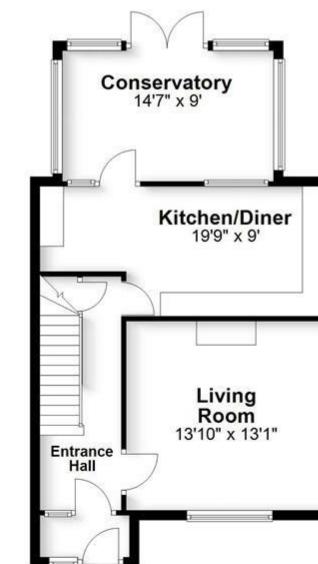
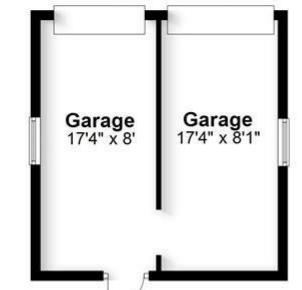
All The Ingredients Needed For A Fabulous Lifestyle

Located on the desirable Cambridge Road in St. Albans, this charming three-bedroom detached family home offers a perfect blend of comfort and convenience. The spacious sitting room provides a warm and welcoming atmosphere, while the kitchen dining room is perfect for family meals and gatherings. One of the standout features of this property is the delightful conservatory, which seamlessly connects to the long, mature rear garden. The home also benefits from a convenient downstairs cloakroom, ensuring practicality for family living. On the first floor, you will find a well-appointed family bathroom, serving the three comfortable bedrooms. Additionally, this property boasts a large detached double garage located at the rear of the garden, accessible from Pickford Road. This feature not only provides ample storage but also offers potential for various uses, whether it be for vehicles or as a workshop.

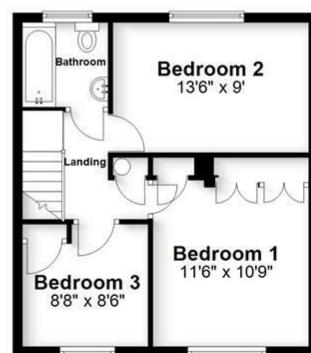
Cambridge Road is conveniently situated close to Morrisons supermarket, making grocery shopping a breeze. Additionally, you will find a variety of restaurants and shops within walking distance, offering a vibrant local lifestyle. For those who commute, St. Albans City Station is also nearby, providing excellent transport links to London and beyond.



Ground Floor
Main area: approx. 598.7 sq. feet
Plus garage: approx. 284.2 sq. feet



First Floor
Approx. 442.4 sq. feet



Main area: Approx. 96.7 sq. metres (1041.1 sq. feet)
Plus garage, approx. 26.4 sq. metres (284.2 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*

- Detached Family Home
- Three Bedrooms
- Sitting Room
- Kitchen Dining Room
- Conservatory
- Large Garden
- Double Garage
- No Chain

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



