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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency

WEST VIEW ROAD  
ST ALBANS  
AL3 5JX



Cassidy&Tate

## All The Ingredients Needed For A Fabulous Lifestyle

A stunning fully refurbished three bedroom semi detached cottage home set in a popular and convenient central conservation area location within easy reach of the city centre and mainline station. The property enjoys high specification throughout and versatile accommodation over three levels. The ground floor comprises a light and airy brand new kitchen/dining area incorporating a useful office hub and a separate living room to the front. Upstairs there is a main bedroom with luxury en suite shower room, 2nd bedroom and a new bathroom and the third bedroom with Velux windows located on the second floor. Outside, there is a lovely redesigned rear garden ideal for outdoor entertaining. The property has been completely rewired and replumbed with new carpets and completely redecorated throughout. The brand new kitchen offers Quartz worktop surfaces and integrated appliances to include Neff oven and hob, integrated fridge/freezer, dishwasher and washing machine. No upper chain.



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Total area: approx. 1001.1 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

- Stunning Three Bedroom Cottage
- Central Location
- En Suite Shower Room
- Rewired and Replumbed
- Fully Refurbished
- New Kitchen and Bathrooms
- Redesigned Garden
- No Upper Chain

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	
	87
	67
EU Directive 2002/91/EC	
England & Wales	

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	
	1
	1
EU Directive 2002/91/EC	
England & Wales	



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