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Cassidy  
&Tate  
Your Local Experts



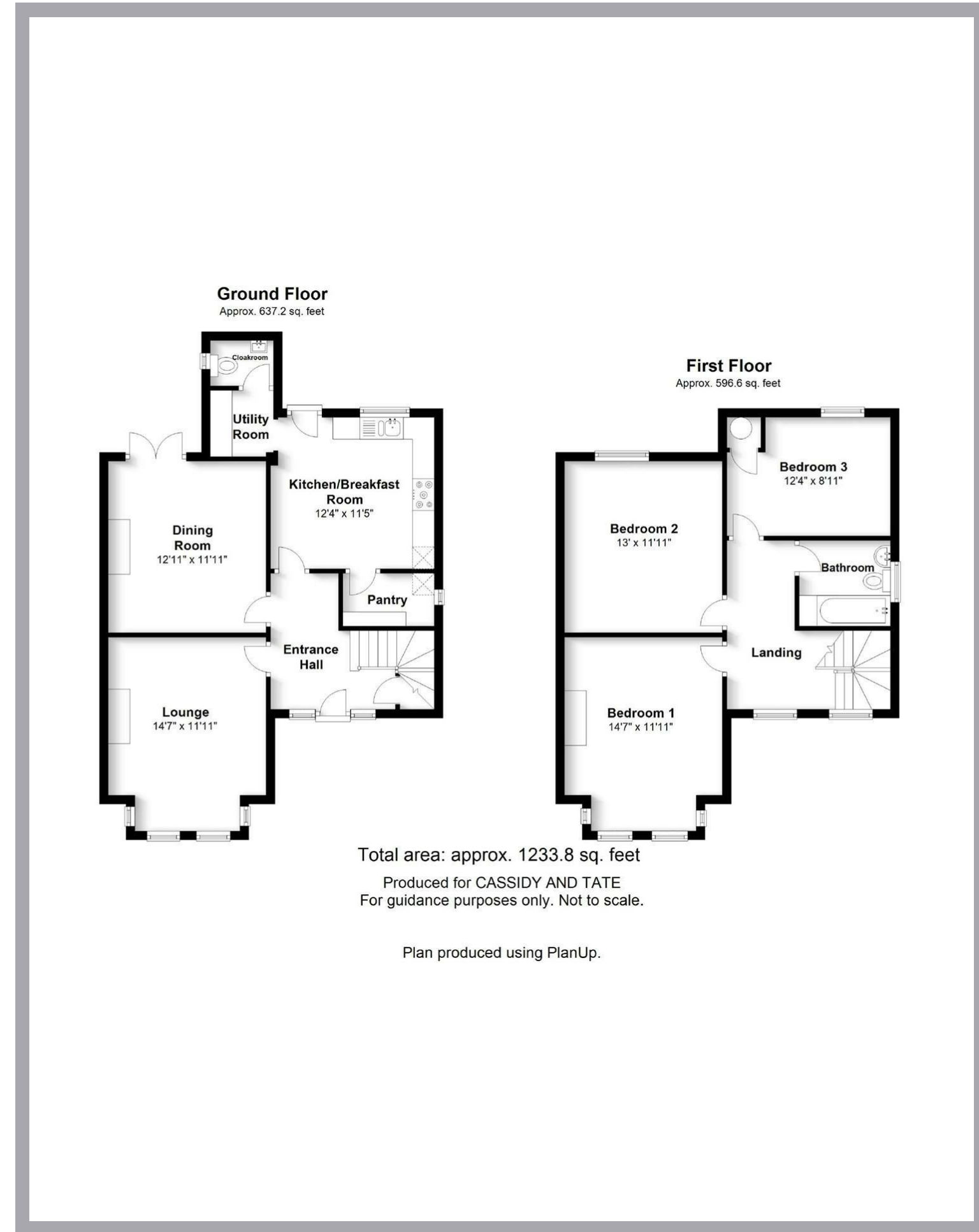
Award Winning Agency

WORLEY ROAD  
ST ALBANS  
AL3 5NR



# All The Ingredients Needed For A Fabulous Lifestyle

Positioned in a prime location, a stroll away from St. Albans city centre is this endearing Edwardian three bedroom detached property where modern touches have been introduced whilst still managing to retain many period features. The property offers well presented and versatile accommodation, and where characteristics such as high ceilings and box bay windows allow for natural light and airy living spaces. On the ground floor is a welcoming and comfortable lounge with feature fireplace, lending a cosy atmosphere in the colder months. A separate dining room is the perfect room for entertaining where patio doors spill to the outside. The fitted kitchen/breakfast room is fitted with a range of wall and base units complimented beautifully by granite worktops and has room for a table, making this area the ideal space for the family to get together. On the first floor a family bathroom serves the three double bedrooms. A particular feature of this property is the larger than average, low maintenance rear garden and brick paved driveway to the front of the property which allows for off road parking, this is a rare find with period properties such as this, especially within a city centre location. St. Albans city centre is a vibrant city with its twice weekly market and extensive shopping and leisure activities. The mainline railway station is close by with trains direct into St Pancras International, as are highly regarded schools and Verulamium park. The property is spacious enough as it is however, should you require it, there is potential to extend with updated planning consent. All offered for sale with the benefit of being chain free.



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

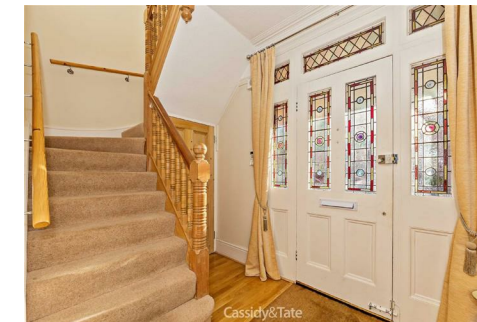
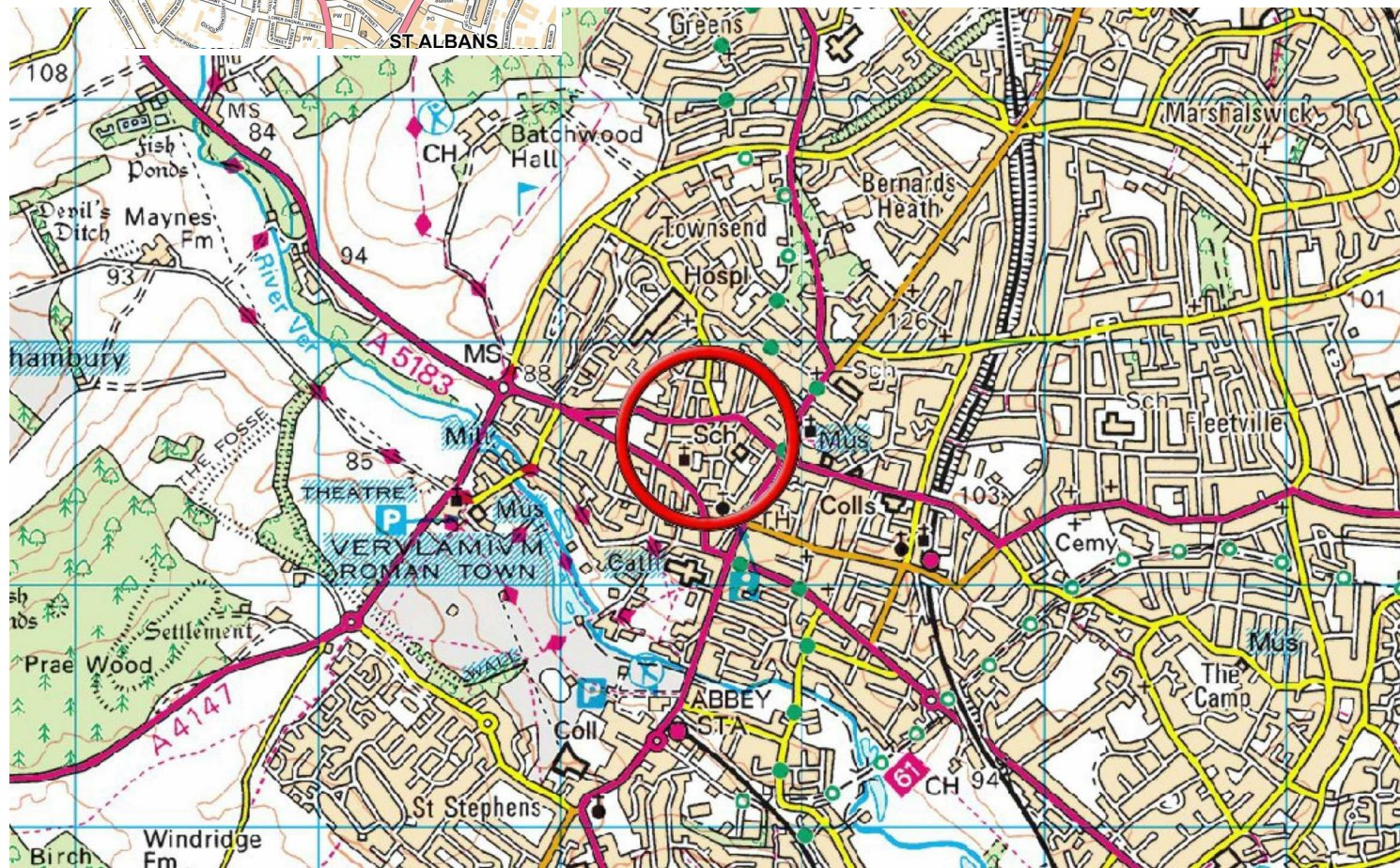
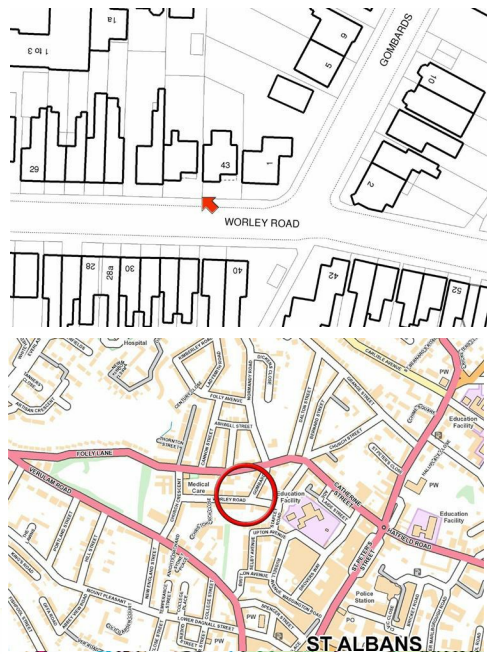
## Why Cassidy & Tate

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

- Chain Free
- Beautiful Period Property
- Two Reception Rooms
- Utility, Cloakroom & Bathroom
- City Centre Location
- Potential To Extend (stpp)
- Kitchen/Breakfast Room
- Three Double Bedrooms

| 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 <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  |  | 1       | 1         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |         |           |
| England & Wales   |  |         |           |
| EU Directive 2002/91/EC   |  |         |           |

