

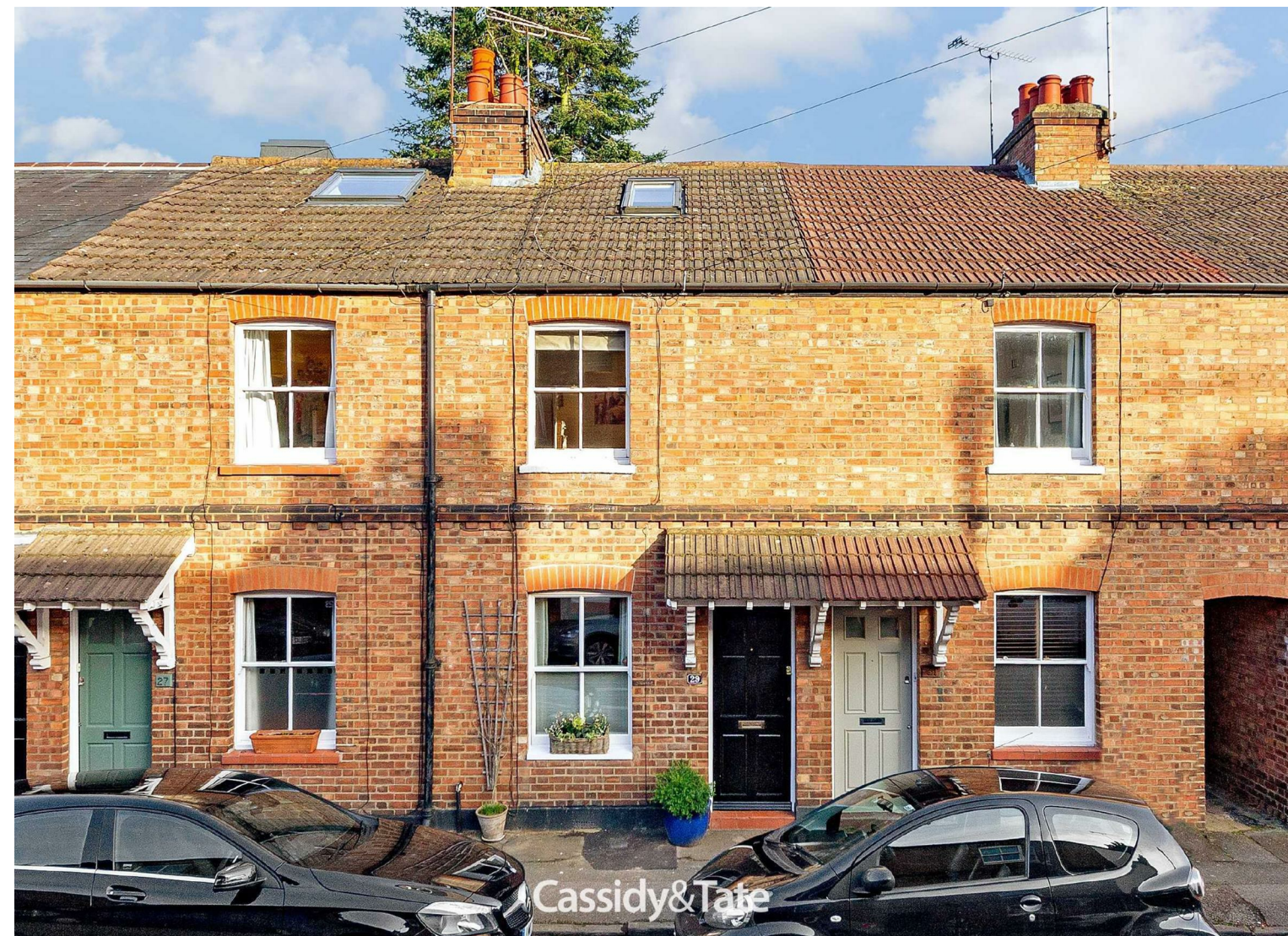
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Cassidy  
&Tate  
Your Local Experts



Award Winning Agency

ARTHUR ROAD

ST ALBANS

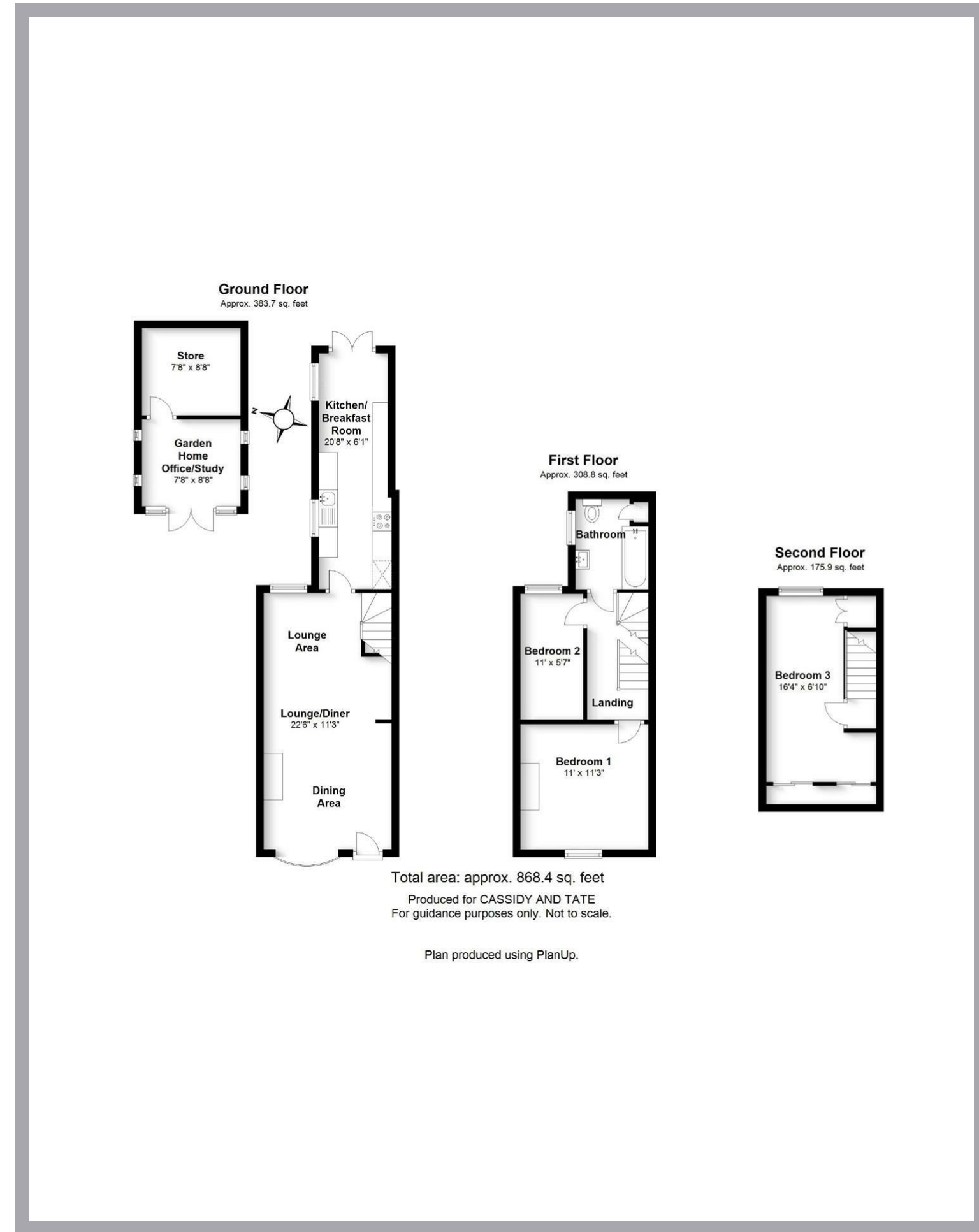
AL1 4SZ



Cassidy&Tate

# All The Ingredients Needed For A Fabulous Lifestyle

Having the charm of the period with all the comforts for the present day is this three bedroom mid terraced property situated in a popular area of St. Albans. The property is arranged over three levels and comprises of a 22ft lounge/diner, kitchen/breakfast room, two bedrooms and a family bathroom on the first floor with a third bedroom situated on the second floor. Sympathetically refurbished throughout the present owners have managed to combine character features with modern fittings which include stripped wooden flooring in the reception areas and bedrooms, original Edwardian sash windows in the bathroom and two of the bedrooms and handmade double glazed wooden sash windows in the living room. The kitchen area is fitted with modern wall and base units complemented by contrasting work tops and tiling, whilst a patio door in the breakfast area allows the garden as a lovely view. Two of the bedrooms are fitted with useful built in shelving whilst the landing has a feature sun pipe giving natural light. A particular feature of this home is the lovely log constructed garden home office/study which is insulated and has internal power supply. Arthur Road is conveniently located for excellent amenities, close to highly regarded schools and a short distance to the mainline railway station.



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

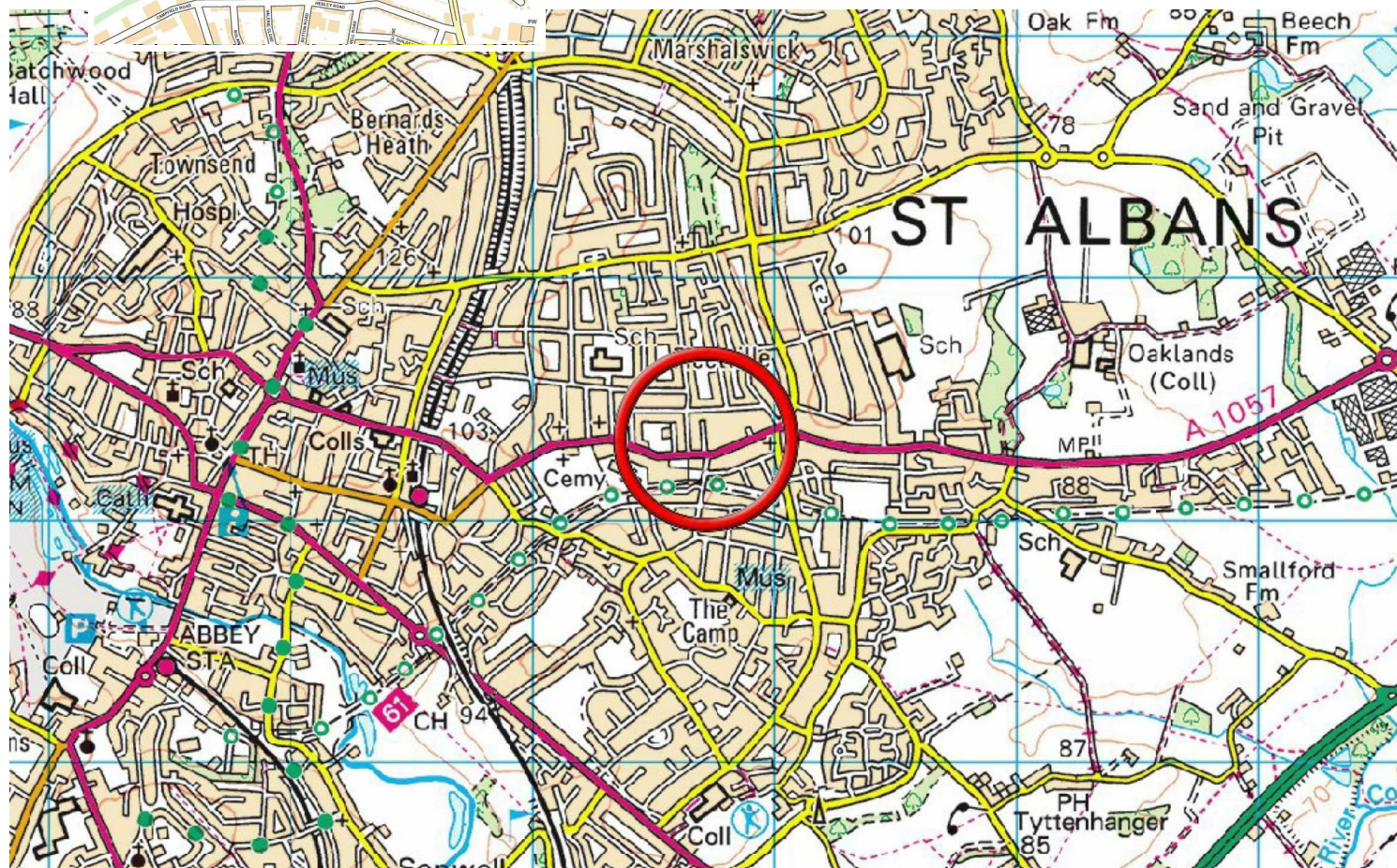
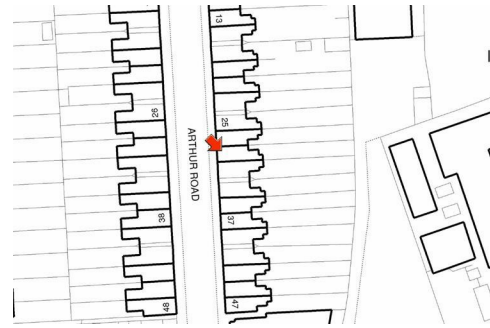
## Why Cassidy & Tate

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

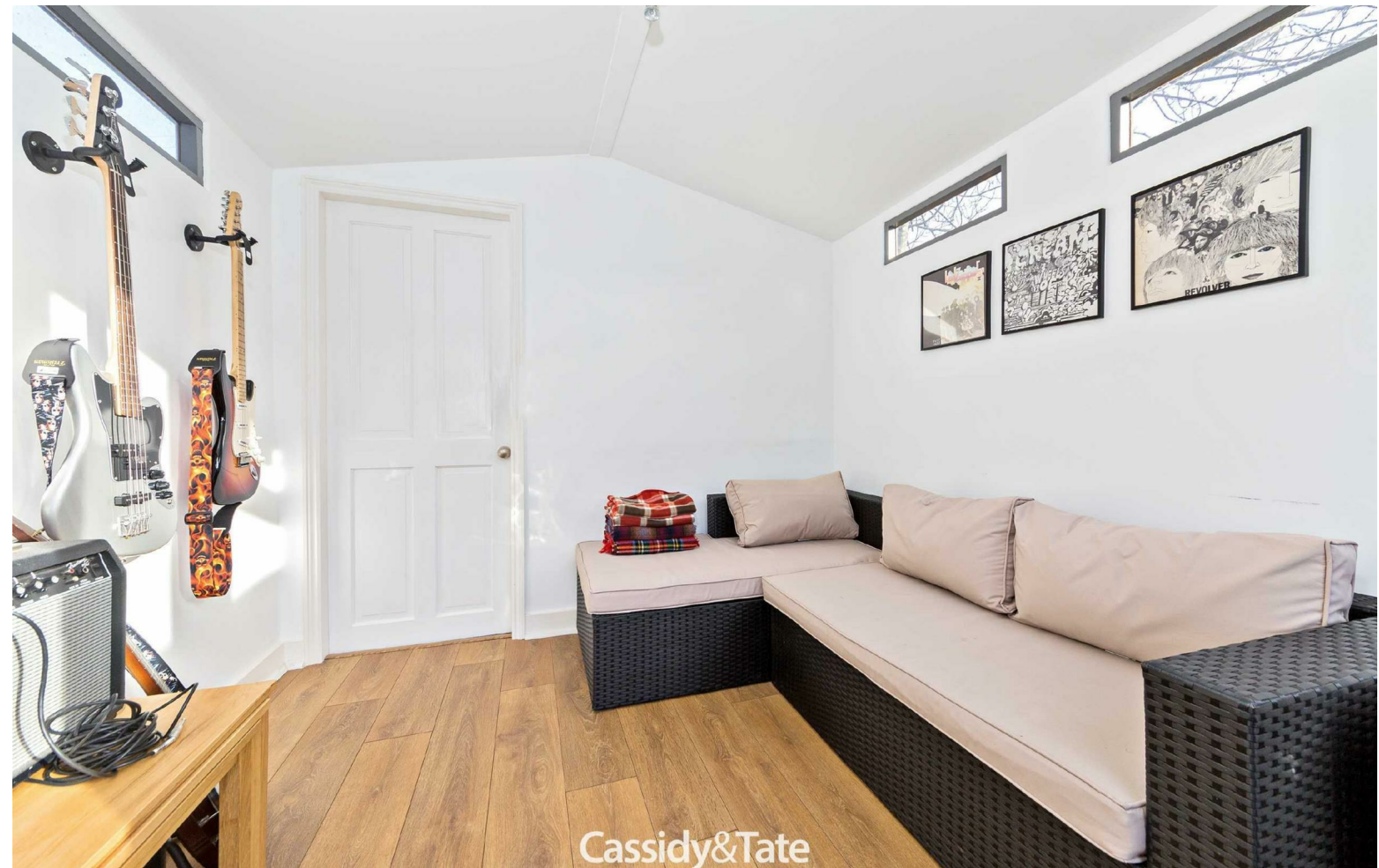
- Period Cottage
- Two Reception Rooms
- Period Features
- Garden Home Office/Study
- Three Bedrooms
- Over Three Levels
- Refurbished Throughout
- School Catchments

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>1</b>	<b>1</b>
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>1</b>	<b>1</b>
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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