



## All The Ingredients Needed For A Fabulous Lifestyle

Chain free and positioned within the Bernards Heath conservation area of St. Albans, and situated near to the mainline railway station, this three bedroom, two reception room, charming detached Victorian cottage would make the ideal home for a professional or commuter alike. The property provides well proportioned and well presented living accommodation over two floors with the added bonus of a loft room. On the ground floor is a living room, separate dining room, fitted kitchen, and cloakroom. Upstairs are two double bedrooms, a third good sized bedroom and a family bathroom. Subject to obtaining relevant planning consents this property has the potential to enlarge and create a very comfortable family home arranged over three levels. To the outside is a courtyard style rear garden with a useful detached home garden office and side gated access. Heath Road is conveniently located for a short walk into the city centre where an extensive range of shopping and leisure facilities, pubs and restaurants can be found. The mainline railway station links St. Albans to London, St Pancras in just under 30 minutes. Heath Road is also well placed for the lovely open spaces of Bernards Heath, and near to the Verulamium lake.

HEATH ROAD

ST. ALBANS

ALI 4DP

Price Guide £675,000





Cassidy&Tate

*Specialists in Bespoke Properties*

- Detached Dwelling
- Three Bedrooms
- Two Reception Rooms
- Potential To Extend STPP
- Period Property
- Loft Room
- Garden & Office
- Chain Free

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>		
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(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	



# 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*

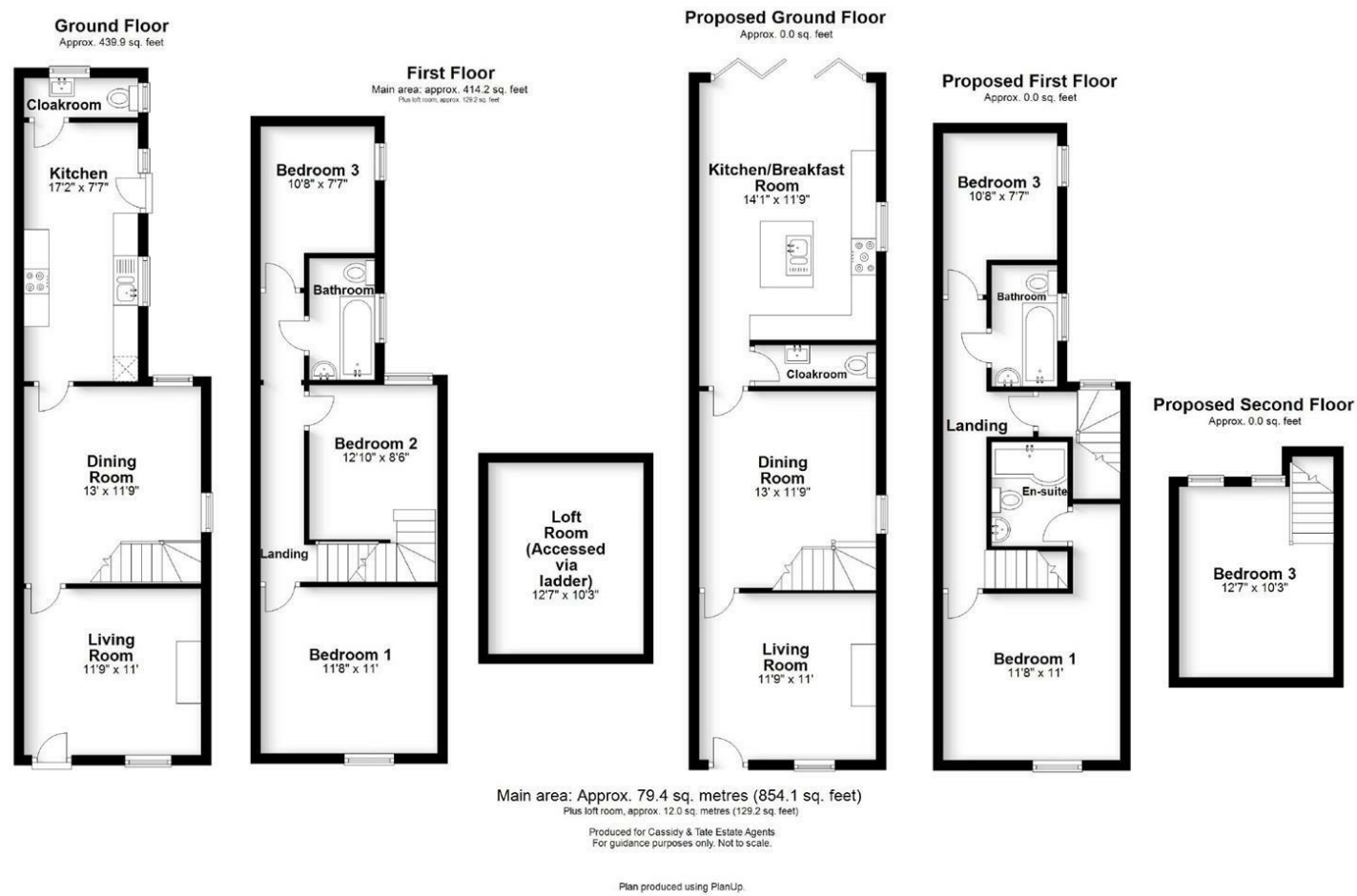
As one of St. Albans leading estate agents we work relentlessly to ensure our valued customers receive the exceptional service they deserve at all times. We epitomise not only professional estate agency knowledge, but a dedication to integrity and responsiveness to every client. The Cassidy & Tate team 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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Award Winning Agency