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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

FOLLY LANE  
ST ALBANS  
AL3 5JP

Guide Price £600,000

EPC Rating: D Council Tax Band: D



# All The Ingredients Needed For A Fabulous Lifestyle

Situated on the highly desirable Folly Lane in St. Albans, this beautifully renovated three-bedroom cottage perfectly combines period charm with modern living. Beautifully renovated by the current owners, the property has been finished to an exceptional standard, seamlessly blending contemporary styling with its original character and charm. Ideally positioned within close proximity to St. Albans city centre, the property offers easy access to an excellent selection of shops, cafés, restaurants, and highly regarded schools. St. Albans City railway station is also within walking distance, making it an ideal choice for commuters. The accommodation is well-presented and offers bright, comfortable living spaces, complemented by double-glazed windows throughout. Externally, the property benefits from a spacious and private rear garden, a rare feature for such a central location, providing the perfect space for entertaining, relaxing, or family life. In addition, the property offers excellent potential for further extension, subject to the necessary planning permissions, allowing prospective buyers the opportunity to create their ideal home. Offered with a complete upper chain, this charming cottage presents a fantastic opportunity to acquire a characterful home in a sought-after location.



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



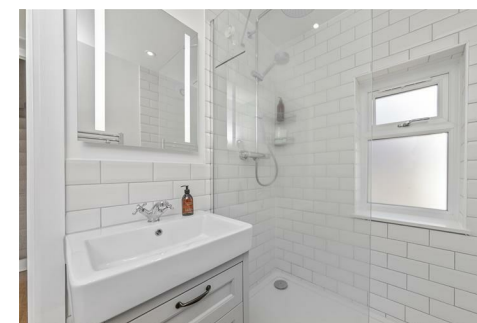
## Why Cassidy & Tate

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

- Beautifully Renovated Throughout
- Period Character
- Walking Distance Station
- Extension Potential STPP
- Three Bedroom Cottage
- Exceptional Finish
- Private Rear Garden
- Complete Upper Chain

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         | 83        |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            | 56      |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |



