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Cassidy  
&Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

CAVENDISH ROAD  
ST ALBANS  
AL1 5EF

Guide Price £500,000

EPC Rating: D Council Tax Band: D

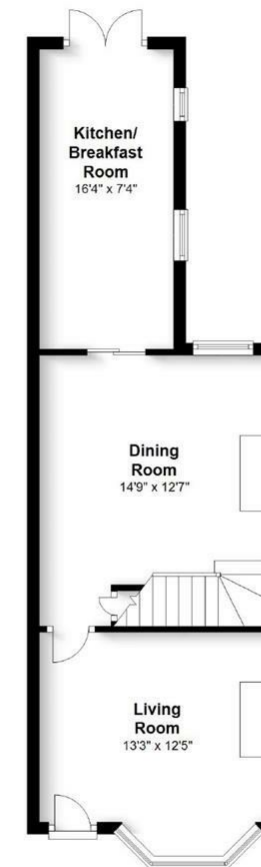


# All The Ingredients Needed For A Fabulous Lifestyle

A beautifully presented two bedroom period property situated in a sought after location, just a short walk to the mainline station and close to excellent schooling. This charming bay fronted home has character on the outside but internally it boasts a wealth of modern day conveniences. Living accommodation which comprises of two reception rooms, a kitchen/breakfast room, two double bedrooms and an upstairs bathroom are well proportioned and functional. Fully refurbished throughout the property has been tastefully decorated creating a comfortable and welcoming home. Wooden floor boards flow from the lounge and run into the dining room. A modern kitchen is fitted with neutral wall and base units complimented beautifully by oak wood top surfaces and a butler style sink. Patio doors in the breakfast area open to the outside and give lovely views of the landscaped rear garden. Upstairs the two bedrooms are well proportioned rooms and are served by a stylish family bathroom. The landscaped rear garden complements the property further with patio area, lawn area, and brick built flower beds. With the mainline railway station a walk away, good local schools close by, Clarence park and near to the city centre itself makes Cavendish Road a sought after address.



**Ground Floor**  
Approx. 445.3 sq. feet



**First Floor**  
Approx. 379.1 sq. feet



**Total area: approx. 824.4 sq. feet**

Produced for CASSIDY AND TATE  
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



Cassidy&Tate

## Specialists in Bespoke Properties

- Period Style Cottage
- Two Double Bedrooms
- Fully Refurbished Throughout
- Landscaped Rear Garden
- Mid Terraced
- Two Reception Rooms
- Upstairs Bathroom
- Walking To Station & City

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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	62	64
EU Directive 2002/91/EC		

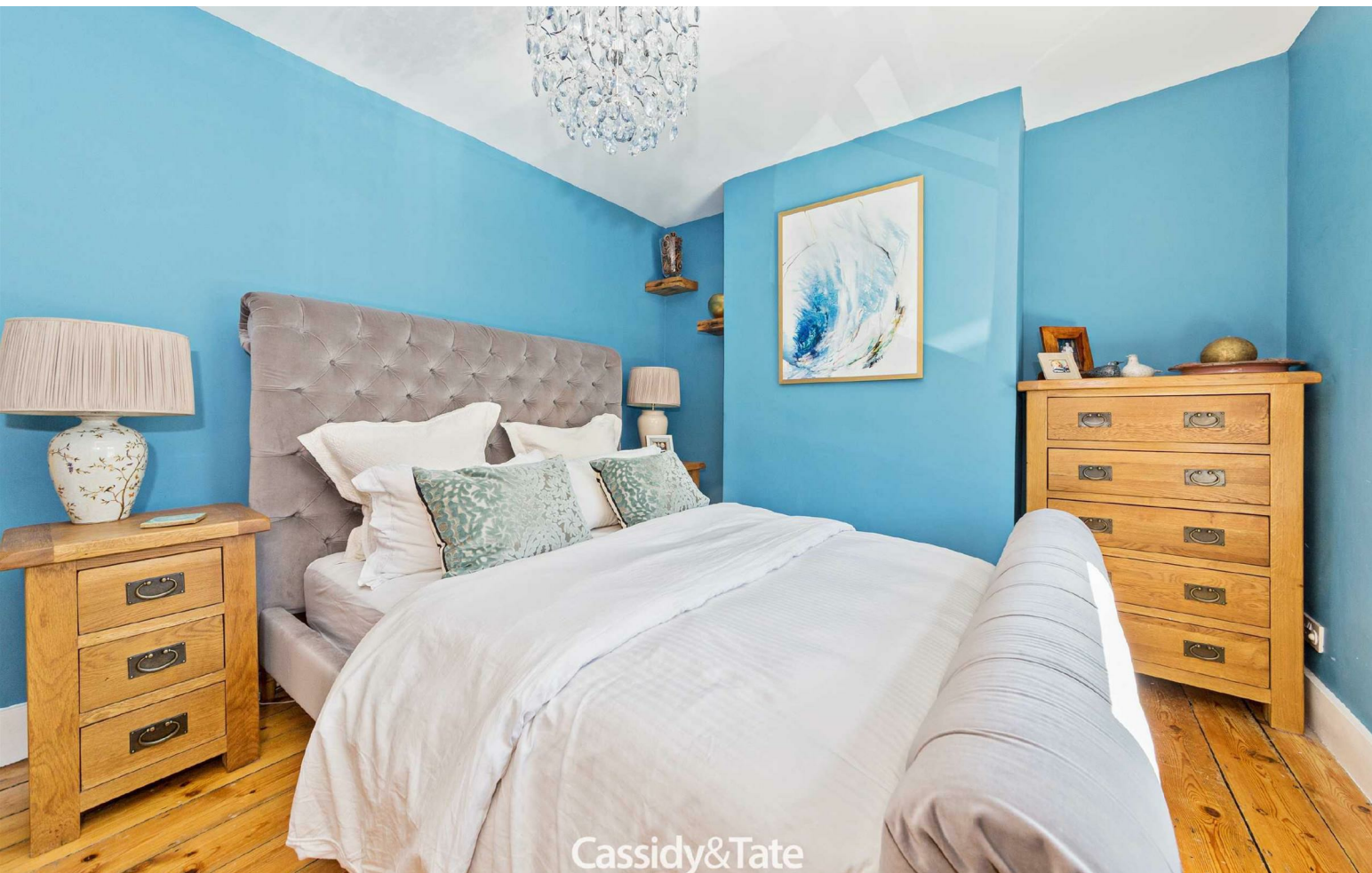
Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	62	63
EU Directive 2002/91/EC		



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