

St Albans Office
10 High Street, St Albans
Herts AL3 4EL
01727 228428
stalbans@cassidyandtate.co.uk

Marshalswick Office
59 The Quadrant, St Albans,
Herts AL4 9RD
01727 832383
marshalswick@cassidyandtate.co.uk

Wheathampstead Office
39 High Street, Wheathampstead,
Herts AL4 8BB
01582 831200
wheathampstead@cassidyandtate.co.uk

Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

WOODSTOCK ROAD SOUTH
ST. ALBANS
AL1 4QL

Asking Price £925,000

EPC Rating: D Council Tax Band: D

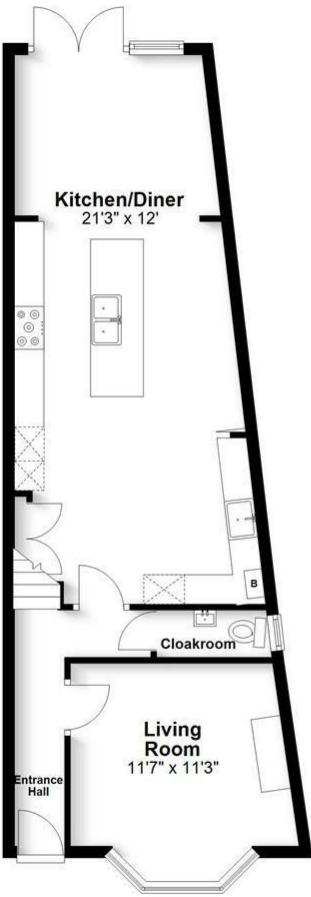


All The Ingredients Needed For A Fabulous Lifestyle

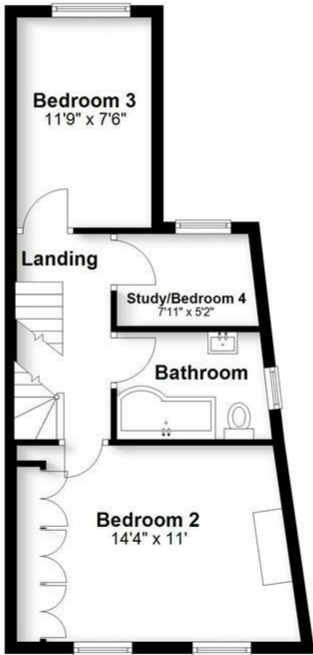
Nestled on the charming Woodstock Road South in St. Albans, this exquisite four bedroom Victorian home offers a delightful blend of classic elegance and modern comfort. As you enter, you are greeted by a stunning interior that has been thoughtfully refurbished by the current owners to enhance its original character while incorporating contemporary finishes. The two main reception rooms provide ample space for relaxation and entertaining, making it easy to host gatherings with friends and family. The generous layout spans three levels to include welcoming entrance hall, separate living room and a stunning kitchen/diner leading onto the garden. On the first floor, there are two bedrooms and a luxury well appointed family bathroom. A particular feature of the property is the stunning main bedroom with stylish en suite and dressing area. The location is ideal, with easy access to local amenities, schools, cafes and transport links making it a convenient choice for both commuters and families alike. No upper chain.



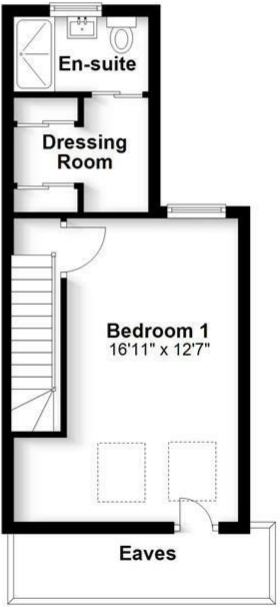
Ground Floor
Approx. 580.8 sq. feet



First Floor
Approx. 417.6 sq. feet



Second Floor
Approx. 296.8 sq. feet



Total area: approx. 1295.2 sq. feet
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

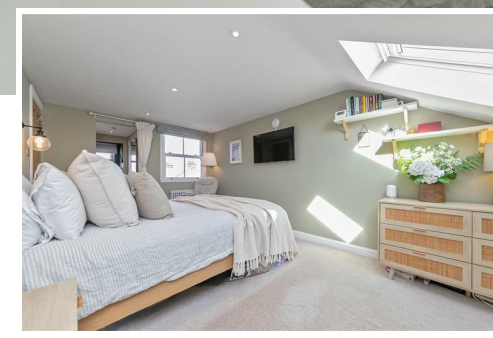
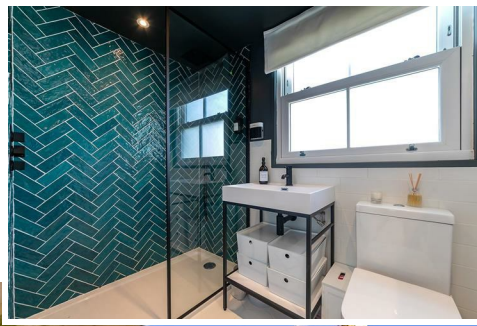
Why Cassidy & Tate

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

- Stunning Period Home
- Refurbished Throughout
- Open Plan Kitchen/Diner
- Council Tax Band D
- Popular Fleetville Location
- Stylish Interior
- En Suite/Dressing Area
- No Upper Chain

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		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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

