

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

HART ROAD  
ST. ALBANS  
ALI INF

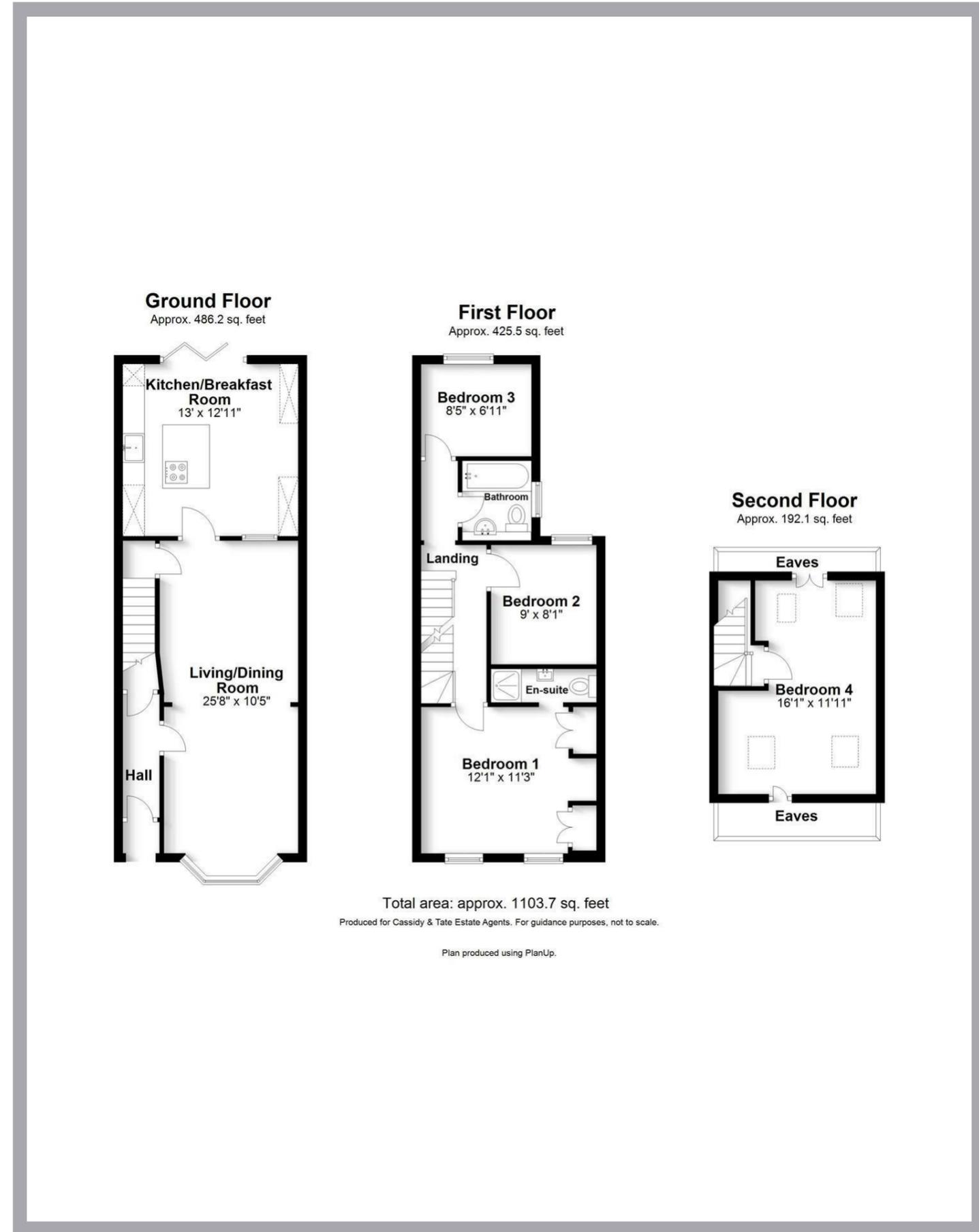
Guide Price £895,000

EPC Rating: D Council Tax Band: D



# All The Ingredients Needed For A Fabulous Lifestyle

Nestled on the charming Hart Road in St. Albans, this beautifully presented extended Victorian terraced house is an ideal family home. With four spacious bedrooms and two well-appointed bathrooms, this property offers both comfort and style. As you enter, you are greeted by a welcoming hallway that leads to an impressive lounge dining room, which spans over 25 feet in length, providing ample space for family gatherings and entertaining guests. The heart of the home is undoubtedly the fully equipped kitchen breakfast room, featuring bifold doors that seamlessly connect the indoor space to the beautifully landscaped rear garden. This outdoor area has been thoughtfully designed for ease of maintenance, allowing you to enjoy the tranquillity of your surroundings without the burden of extensive upkeep. The principal bedroom boasts an en suite bathroom, ensuring privacy and convenience, while the three additional bedrooms are perfect for family members or guests. A family bathroom serves these rooms, providing modern amenities for everyday living. Hart Road is ideally situated in a quiet yet central location, just a five-minute walk from the vibrant heart of St. Albans, where you can explore a variety of shops, cafes, and restaurants. For commuters, the Thameslink station is a comfortable 15-minute stroll away, offering excellent transport links to London and beyond.



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 Presented Home
- Quality Kitchen Breakfast Room
- Family Bathroom & En Suite
- Easy Walk To Thameslink
- Living/Dining Room
- Four Bedrooms
- Landscaped Rear Garden
- Quiet Central Location

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



