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# Cassidy & Tate

Your Local Experts



Award Winning Agency



[www.cassidyandtate.co.uk](http://www.cassidyandtate.co.uk)

## VERULAM ROAD ST. ALBANS AL3 4DJ

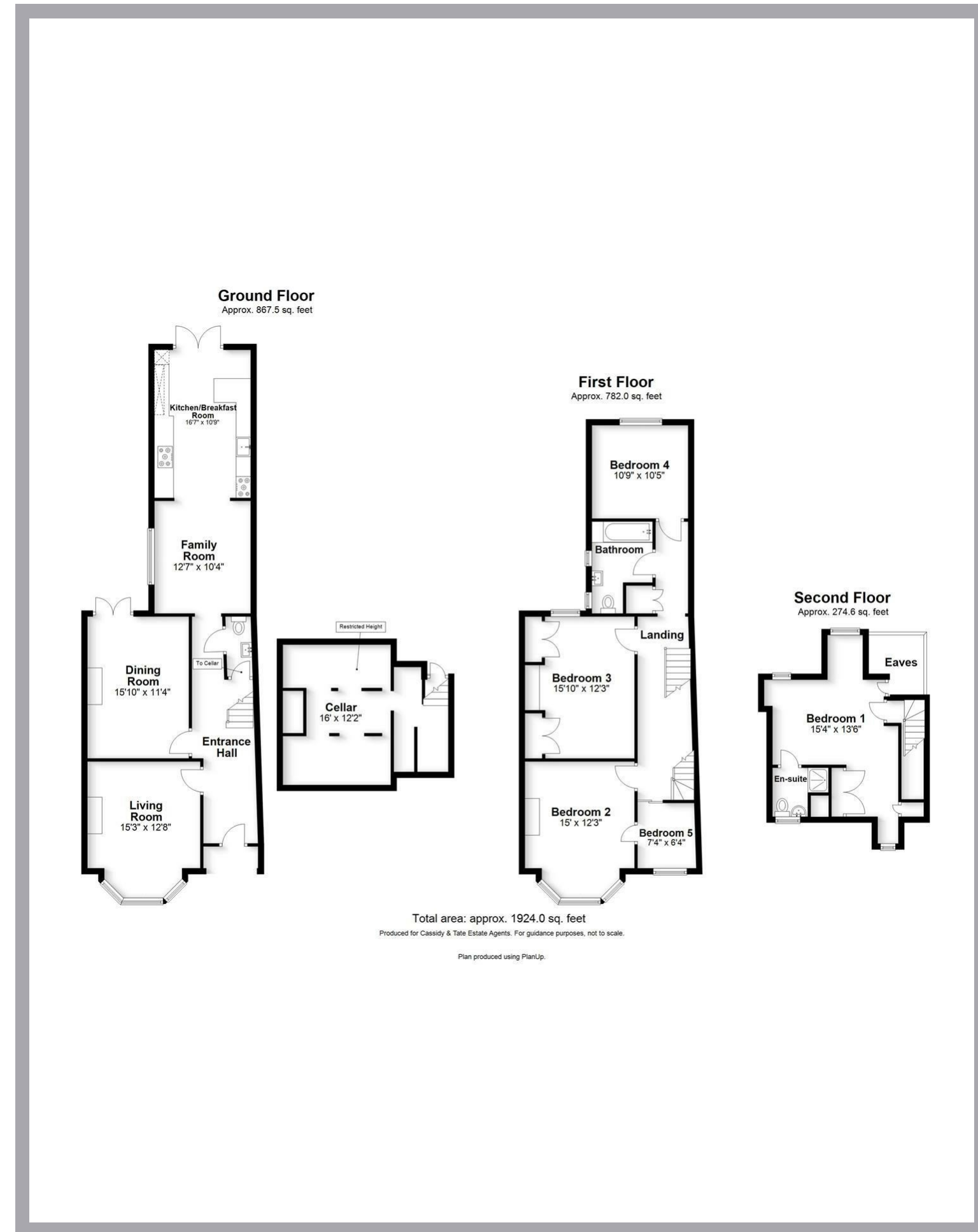
Price Guide £1,195,000

EPC Rating: D Council Tax Band:



## All The Ingredients Needed For A Fabulous Lifestyle

This unique and charming bay fronted five bedroom period residence is situated in the very heart of the city centre which is bathed in history and surrounded by Roman remains. Being just yards from the city centre with Cathedral views the property spans over three floors offering well-presented and versatile living spaces where a contemporary atmosphere is blended beautifully with period features throughout. As you step inside a stunning entrance hall with tiled flooring it welcomes you into the home. Taking centre stage is a fantastic 'Dwayne Edwards' kitchen/breakfast room featuring a part vaulted ceiling with skylights, a tiled floor with under floor heating and French doors onto the rear garden. The kitchen is fitted with wall and base mounted units complemented by quartz worktop surfaces and splash backs. Three further large reception rooms again bursting with character complete the ground floor. Four bedrooms and a family bathroom on the first floor. The master bedroom is situated on the top floor together with the en-suite. Other features include a down stairs cloakroom, basement storage area as well as front and rear gardens. Verulam Road is an impressive address as it gives easy access to the city centre with its extensive shopping, leisure facilities and is near to the mainline railway station. Perfectly position for popular schools. Offered for sale chain free.



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

- Prime Location
- Period Property
- Over Three Levels
- Three Reception Rooms
- Five Bedroom House
- Walking To Town
- Garden & Decking
- Two Bathrooms

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	
62	77
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	

