

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

FOLLY LANE
ST ALBANS
AL3 5JJ

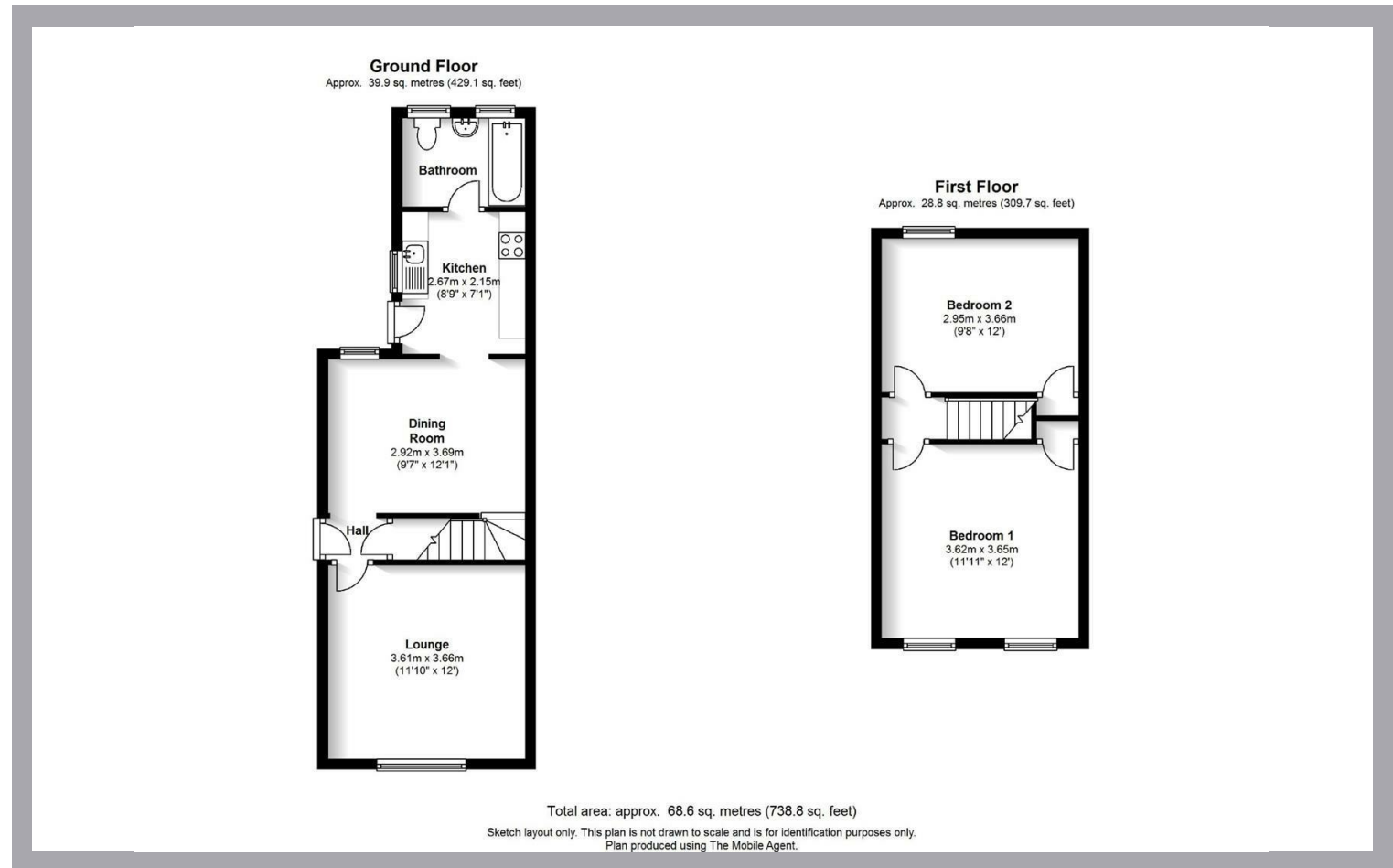
Asking Price £570,000

EPC Rating: D Council Tax Band: D



All The Ingredients Needed For A Fabulous Lifestyle

A conveniently located two bedroom semi detached cottage set in a popular central conservation area location within walking distance of the City centre opposite Victoria Park and adjacent to allotments. The ground floor accommodation includes a lounge with feature fireplace, separate dining room, kitchen and bathroom. Upstairs accommodation comprises of two double bedrooms. The property has scope to extend and convert the loft, subject to necessary permissions. The property is offered for sale with no upper chain. Situated in close proximity to the city centre, residents will enjoy easy access to a variety of shops, restaurants, and local amenities. The vibrant community of St Albans is known for its rich history and beautiful parks, making it an ideal location for families and professionals alike.



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.

Specialists in Bespoke Properties

- Victorian Cottage
- Semi Detached Property
- On Road Parking
- Overlooking Park
- Two Double Bedrooms
- Walking To City & Station
- Garden
- No Upper Chain

Free Online Valuation



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	