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Cassidy  
&Tate  
Your Local Experts



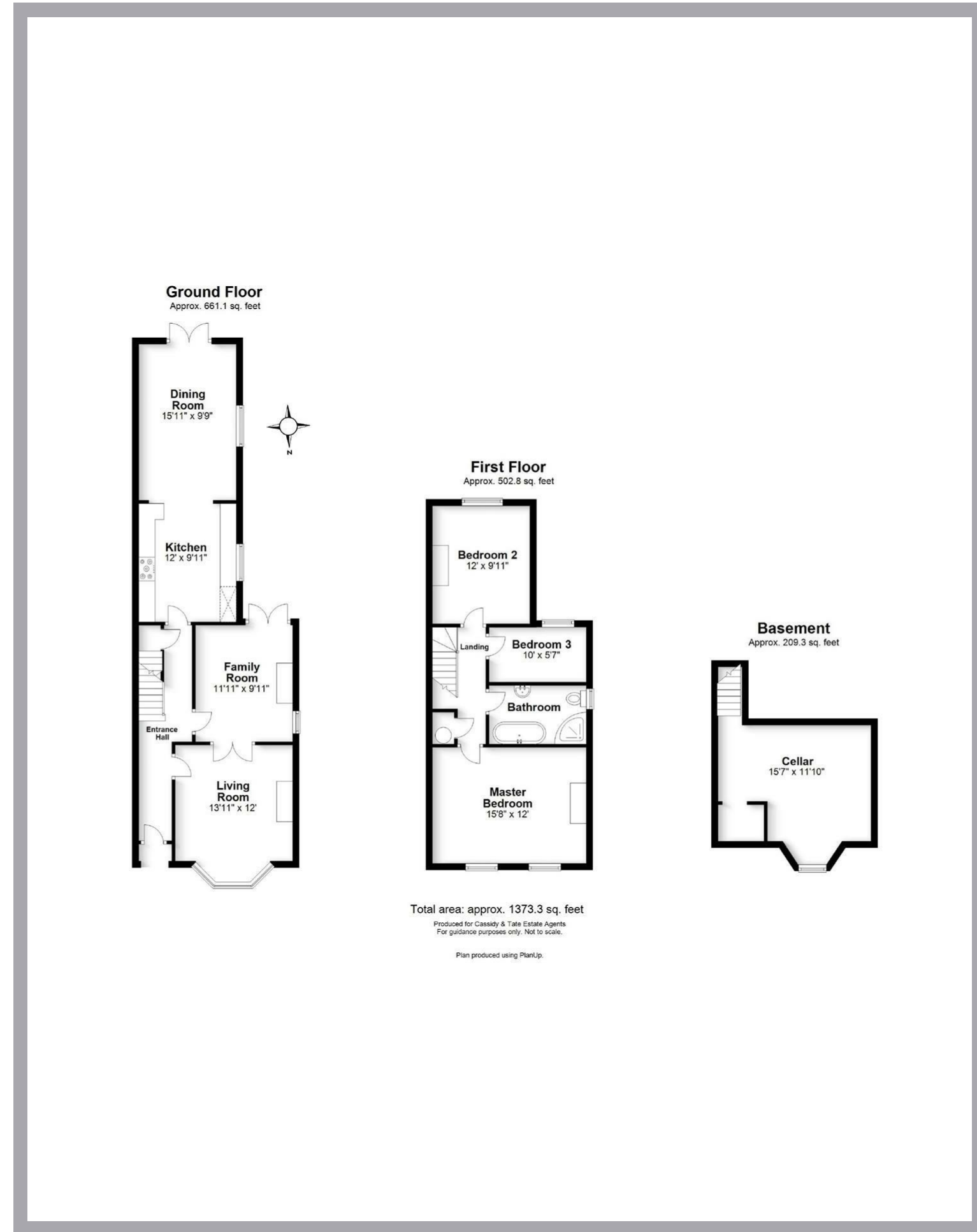
Award Winning Agency

WORLEY ROAD  
ST. ALBANS  
AL3 5NS



# All The Ingredients Needed For A Fabulous Lifestyle

Cassidy & Tate are delighted to present to the market for sale a lovely three bedroom Victorian property which is situated in a prime location, a short walk to St. Alban's city centre. An extension to the ground floor affords a particularly well thought out design where living accommodation is both functional and versatile. From the entrance hall is a living room, family room, and a fitted shaker style kitchen with step down to the dining room. Both the family room and dining room have patio doors that open and lead to the lovely rear garden. On the first floor are two double bedrooms and a good sized third bedroom, plus the family bathroom. Characteristics such as high ceilings and a box bay window in the lounge allows for natural light and an airy feel, whilst feature fireplace in the lounge and family room lends a cosy atmosphere. The current owners have managed to blend a wealth of charm such as sash style windows, picture rails and wood flooring with modern day touches and a colourful decor. A particular feature of this property is the length of the south facing rear garden and a cellar in the basement which allows for the potential to further extend/develop, subject to obtaining the relevant planning consents. St. Albans city centre is a vibrant city with its twice weekly market and extensive shopping and leisure activities. The mainline railway station is close by with trains direct into St Pancras International, as are highly regarded schools and Verulamium park.



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

- City Centre Location
- Potential To Extend (stpp)
- Kitchen/Family Room
- South Facing Garden
- Period Property
- Two Reception Rooms
- Basement
- Chain Free



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>	<b>1</b>	<b>1</b>
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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>		
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