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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

PAGEANT ROAD
ST. ALBANS
AL1 1NB

Guide Price £750,000

EPC Rating: D Council Tax Band: E



All The Ingredients Needed For A Fabulous Lifestyle

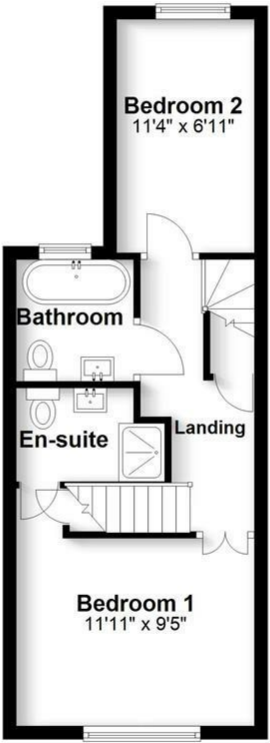
Nestled in the heart of St. Albans on the desirable Pageant Road, this charming terraced house offers a perfect blend of period features and modern living. Having undergone a comprehensive renovation in 2018, the property boasts a stylish rear extension and a loft conversion, providing ample space for comfortable modern living. Upon entering, you are greeted by an entrance hallway leading to two inviting reception rooms, each with its own character and warmth. The living area features a working fireplace, which serves as a delightful focal point, perfect for cosy evenings. The original wood flooring has been professionally restored, adding to the home's charm and elegance. The bespoke kitchen is a true highlight, showcasing exquisite Mandarin Stone tiled flooring. This space is ideal for those who enjoy cooking and entertaining. The property comprises three bedrooms, providing plenty of room for family or guests. With a modern bathroom and en-suite, morning routines will be a breeze, ensuring convenience for all. This delightful home is situated in a vibrant area, offering easy access to the city centre's amenities, including shops, restaurants, and parks. Whether you are looking for a family home or a stylish retreat, this property is sure to impress.



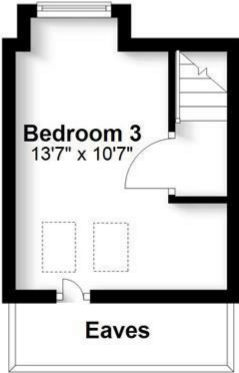
Ground Floor
Approx. 449.5 sq. feet



First Floor
Approx. 358.7 sq. feet



Second Floor
Approx. 133.7 sq. feet



Total area: approx. 941.8 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

- Three Bedrooms
- Bathroom & En-Suite
- Extended Kitchen/Diner
- City Centre Location
- Fully Renovated
- South-Facing Garden
- Close To City Station
- Side Access

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



