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Cassidy  
&Tate  
Your Local Experts



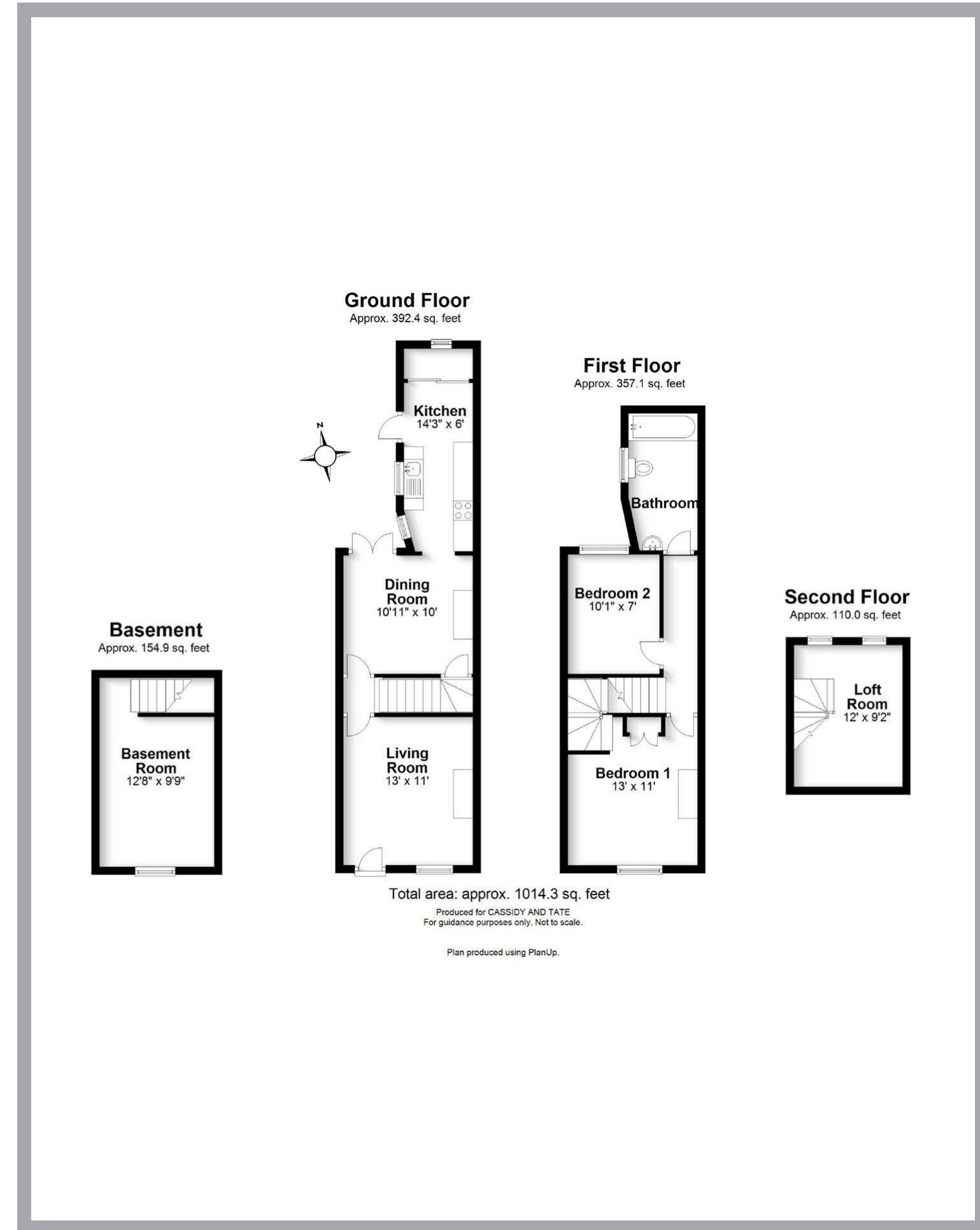
Award Winning Agency

QUEEN STREET  
ST ALBANS  
AL3 4PJ



# All The Ingredients Needed For A Fabulous Lifestyle

A deceptively spacious two bedroom period cottage situated within the very heart of St. Albans scenic conservation area and set amongst similar character properties which always prove to be highly favoured by professionals. Nestled on a pretty and quiet road, the current owners have re-modelled the property creating a contemporary home but have managed to retain some character features such as sash style windows and beautiful feature cast iron fireplace. This lovely home boasts welcoming living accommodation spread over four floors to include a loft room and a 12ft basement. On the ground floor is a living room, separate dining room, and fitted kitchen with shaker style units complemented by granite worktop surfaces and a butler sink. On the first floor are two good sized bedrooms and a luxurious bathroom. Further benefits include gas central heating, double glazing and patio doors from the dining room that open to a low maintenance rear garden. Queen Street is surrounded by historic remains, within earshot of the cathedral bells and a stone's throw away from the vibrant shopping and leisure facilities of the city centre. The mainline railway station, linking St. Albans to London, St Pancras remains only a short distance away.



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

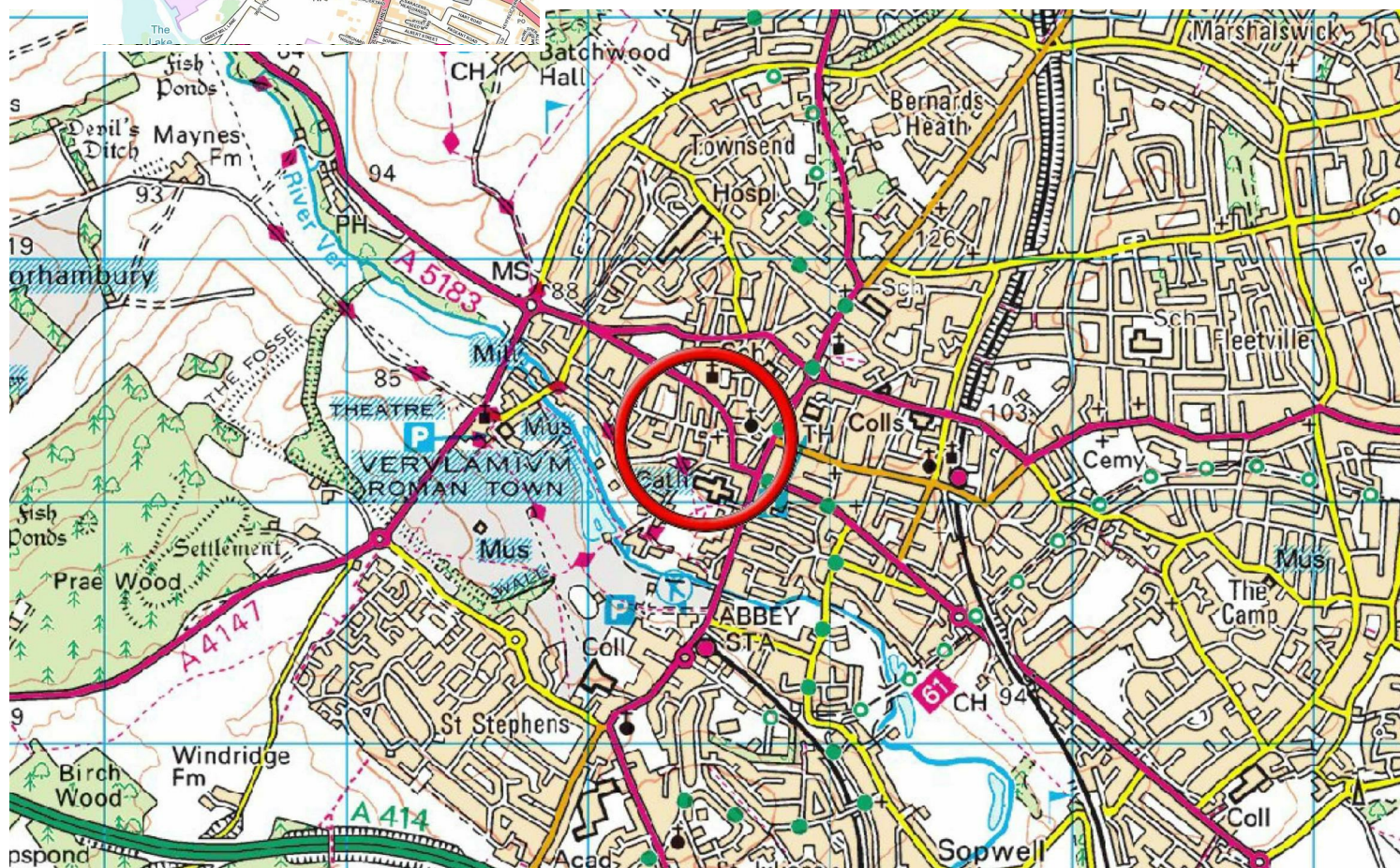
## Why Cassidy & Tate

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



Cassidy&Tate

## Specialists in Bespoke Properties

- Character Cottage
- Modern Kitchen
- Luxurious Bathroom
- Rear Garden
- Two Receptions
- Two Bedrooms
- Basement & Loft Rooms
- Conservation Area

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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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