



All The Ingredients Needed For A Fabulous Lifestyle

CHAIN FREE - Built circa 1910, this beautiful home is situated on a substantial level plot in a highly sought after location. This property has been a much loved family home for many years and now offers an opportunity to modernise and improve for the next generation. With five bedrooms and four receptions already, there is scope to enhance the accommodation further subject to any necessary permissions. High ceilings and bay windows that make the rooms so bright. Feature fireplaces lend a comfortable feel, whilst the handsome period detailing throughout, including decorative cornice and picture rails are a delight. Externally the property enjoys a mature lawned rear garden with patio area and a variety of shrubs, trees and plants. There is ample parking on the driveway. The property is in a premier location, well positioned for walking to the mainline railway station and the city centre. Opposite Clarence Park, a delightful open space of around 9 acres and it provides a number of sports facilities such as, Cricket, Football, Tennis, Bowls and Hockey.

YORK ROAD

ST. ALBANS

AL1 4PL

Offers Over £2,000,000





Specialists in Bespoke Properties

- Overlooking Clarence Park
- Premier Location
- Walking Distance To City Station
- Owned By The Same Family Since 1937
- Scope To Extend STPP
- School Catchment Area
- Mature Rear Garden
- Chain Free

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			
		55	74
England & Wales		EU Directive 2002/91/EC	

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



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

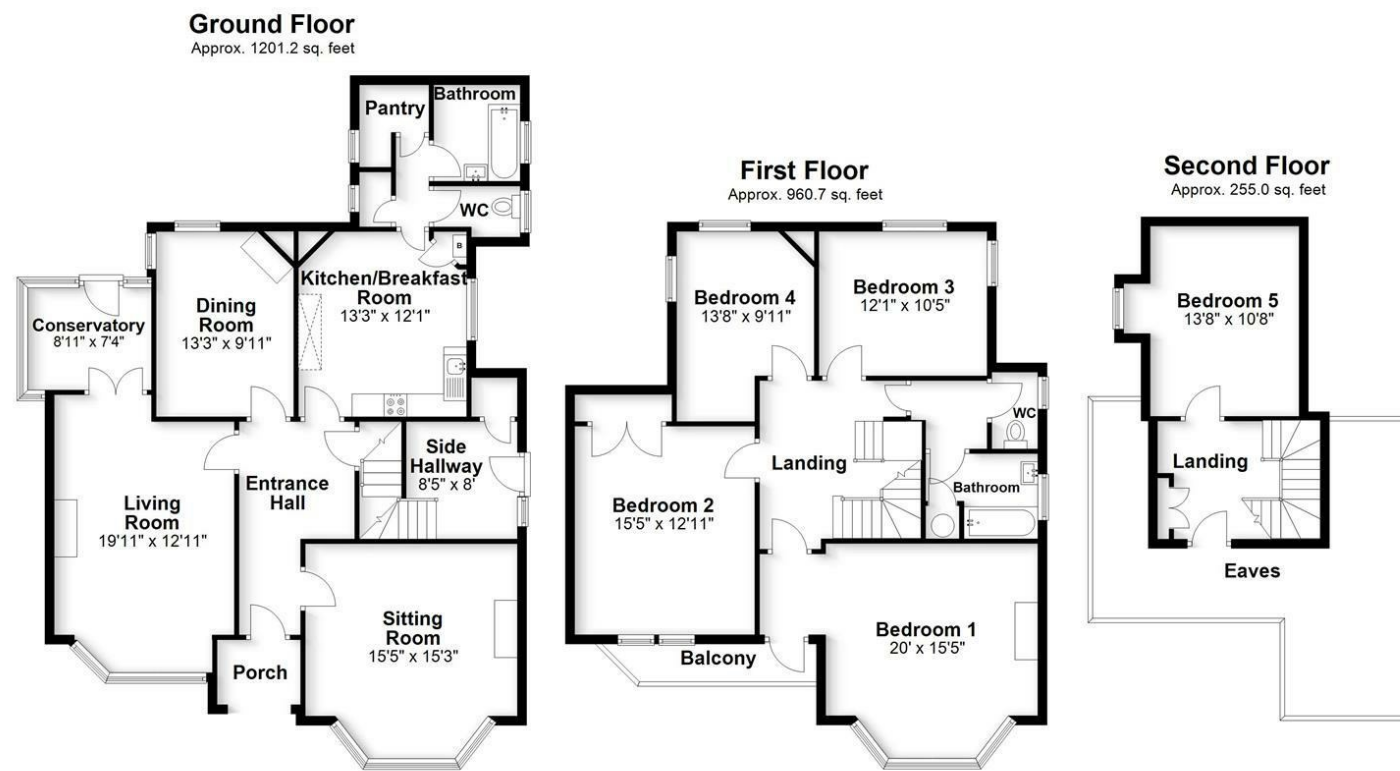


St Albans Office
10 High Street, St Albans
Herts AL3 4EL
01727 228428
stalbans@cassidyandtate.co.uk

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

Knightsbridge Office
45 Pont Street, Knightsbridge
London SW1X 0BD
020 7629 9966
26@theknightsbridgeoffice.co.uk



Total area: approx. 2416.9 sq. feet

Produced for Cassidy & Tate Estate Agents. For guidance purposes, not to scale.

Plan produced using PlanUp.



Award Winning Agency