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Cassidy  
& Tate  
Your Local Experts



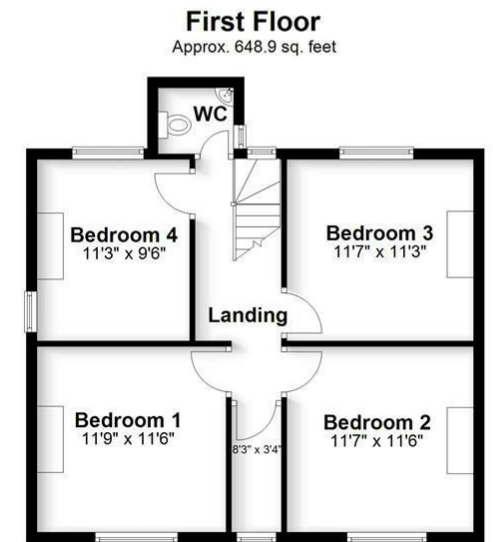
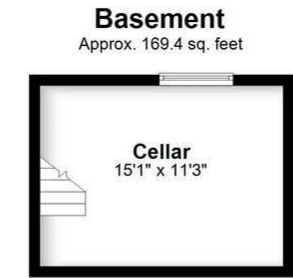
Award Winning Agency

GEORGE STREET  
HEMEL HEMPSTEAD  
HP2 5HJ



# All The Ingredients Needed For A Fabulous Lifestyle

A period property which requires updating and is situated in a desirable road in the 'Old' part of the town. With accommodation in excess of 1,900 sq feet the property offers much scope within the confines of the existing building. The current accommodation comprises of a hallway through the middle splitting the rooms into two halves with a living room kitchen and bathroom on one side and a family room, dining room and further kitchen to the other side. On the first floor the landing leads to four bedrooms, walk in closet and a WC. There is an attractive walled garden to the rear which has a paved patio and level lawn and offers a high degree of privacy. Situated in the sought after 'Old Town' area of Hemel Hempstead, residents are a short stroll from the Old Town High street with its boutique shops, independent restaurants, a gin & wine bar and Gadebridge Park with its historic walled gardens and weekly organised 'Park run'. M1 motorway is approximately 3.3 miles distant, whilst the M25 (J20) can be reached via the A41 dual carriageway. The mainline station is 2 miles away connecting to Euston in approximately 26 minutes.



**Total area: approx. 1934.1 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

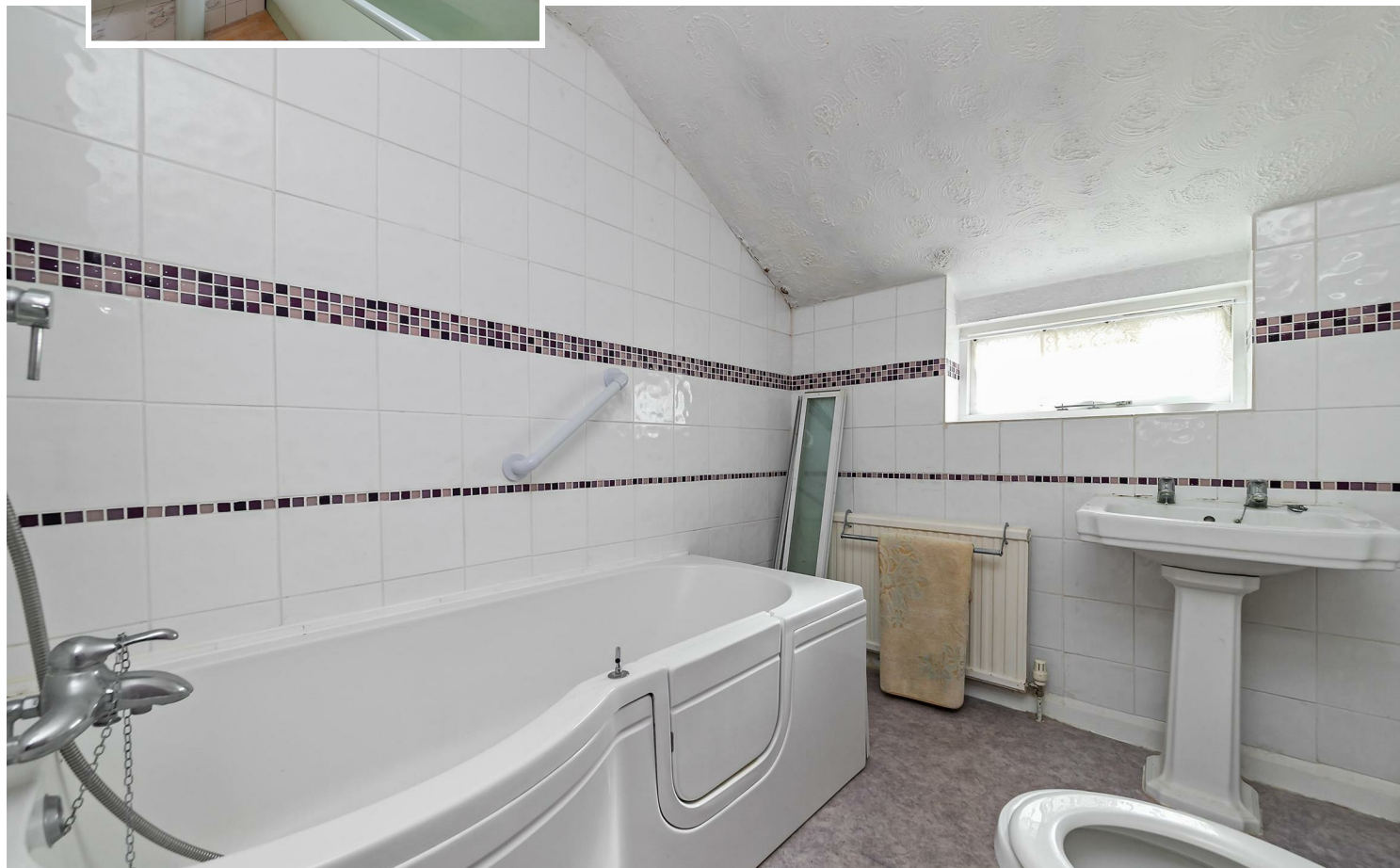
## Why Cassidy & Tate

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

- Substantial Period Home
- Four Bedrooms
- Two Kitchens & Bathrooms
- Council Tax 'F'
- Requires Modernisation
- Three Reception Rooms
- Old Town Location
- EPC Band 'D'

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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	80

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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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