



## All The Ingredients Needed For A Fabulous Lifestyle

Cassidy & Tate are pleased to present this attractive two bedroom, two reception room mid-terrace property, located in the heart of the conservation area with the advantage of a converted loft room. This pretty cottage has a blend of character and contemporary fixtures as you step inside with accommodation arranged over three floors. The ground floor comprises living room, dining room and kitchen. To the first floor you will find two double bedrooms and a trendy four-piece bathroom. A useful loft room can be found on the third floor with new velux windows. To the outside is a lovely low maintenance decked area with a spacious garden office. Bardwell Road is a sought after address, conveniently located for ease of access to the city centre, historical attractions, restaurants and bars as well as the Thameslink mainline station.

BARDWELL ROAD

ST. ALBANS

ALI IRJ

Guide Price £695,000





*Specialists in Bespoke Properties*

- Completed Chain
- Close To City Centre
- Newly Renovated
- Two Double Bedrooms
- Garden Office
- Four Piece Bathroom
- Loft Room
- Quartz Worktops

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	

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>		
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	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.

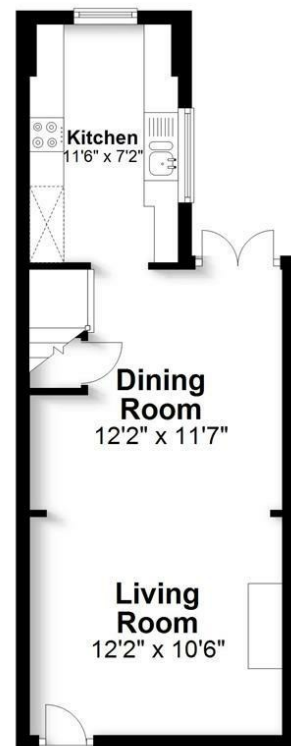
*Your Local Property Experts*

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



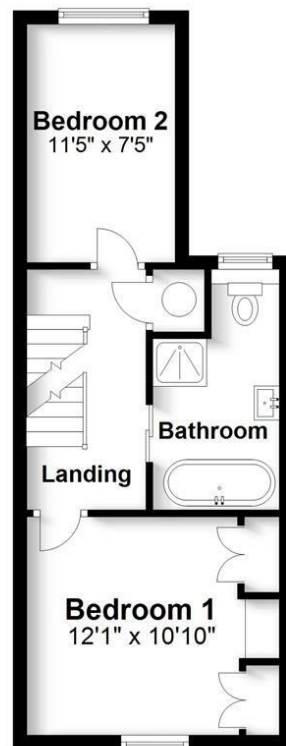
### Ground Floor

Approx. 357.9 sq. feet



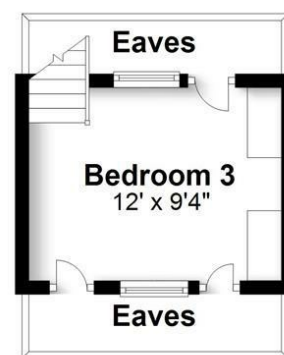
### First Floor

Approx. 363.3 sq. feet



### Second Floor

Approx. 111.8 sq. feet



Total area: approx. 833.0 sq. feet

Produced for Cassidy & Tate Estate Agents  
For guidance purposes only. Not to scale.

Plan produced using PlanUp.

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## Award Winning Agency