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Cassidy
& Tate
Your Local Experts



Award Winning Agency



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THE MALL
ST. ALBANS
AL2 2HT

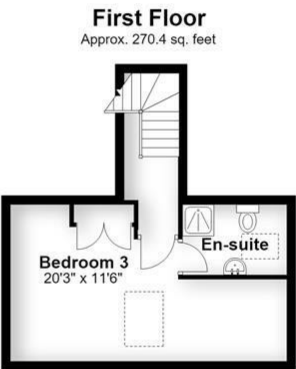
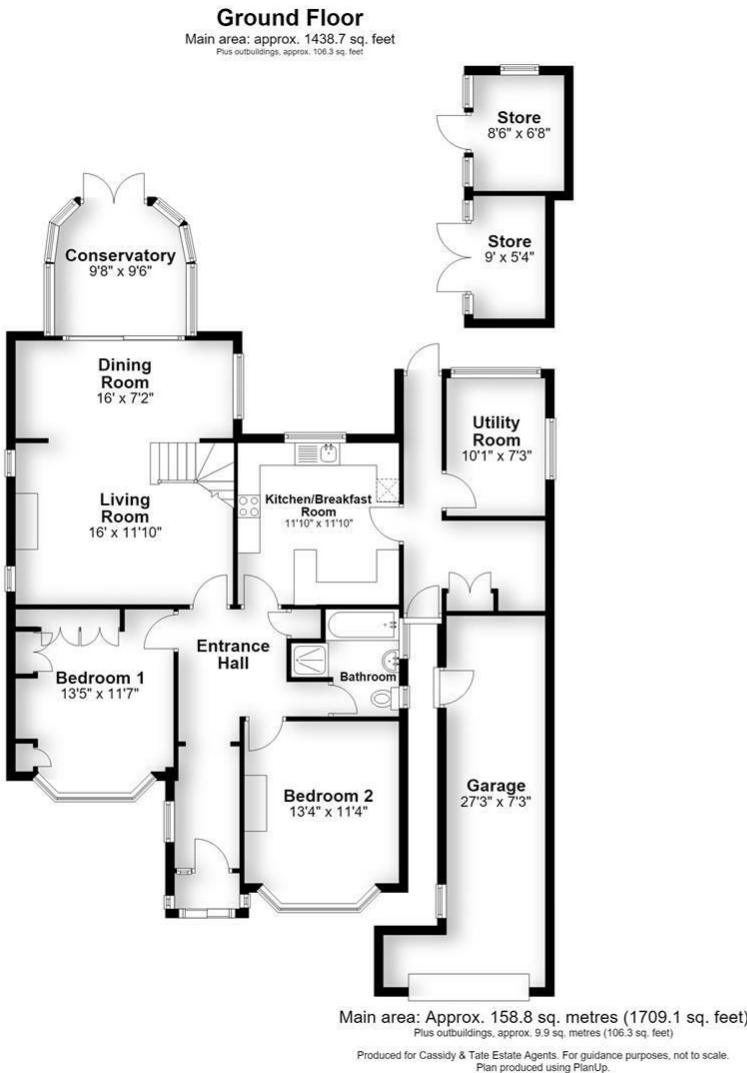
Price Guide £800,000

EPC Rating: D Council Tax Band: F



All The Ingredients Needed For A Fabulous Lifestyle

Occupying a desirable position on the sought-after private road of The Mall, Park Street, St. Albans, this detached home represents an exciting opportunity for buyers looking to create a substantial family residence entirely to their own specification. Currently extending to approximately 1,709 sq ft, the property offers generous existing accommodation but, in our opinion, it is the considerable potential to refurbish, redesign and significantly extend that makes this such an interesting opportunity. The existing layout provides three bedrooms, two bathrooms and three reception rooms, offering an excellent starting point for a comprehensive renovation. Subject to the necessary planning permissions, there is superb scope to completely reimagine the house, with the potential to create an impressive four/five-bedroom detached family home with expansive contemporary living spaces. A new owner could look to remodel the existing accommodation while exploring extensions to the rear, side and upper floor, creating a considerably larger home designed around modern family living. The opportunity to influence everything from the internal layout through to the specification and finishes makes this particularly appealing to buyers searching for a genuine refurbishment project rather than a finished property. The Mall itself is a peaceful private road within Park Street, combining a tucked-away setting with excellent access to St. Albans, local amenities and transport connections. Offered chain free, this is a rare opportunity to acquire a detached property where the real attraction lies in its future potential – an exciting blank canvas from which to create a substantial and individually designed four/five-bedroom family home.



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

- Detached Chalet Bungalow
- Two Bathrooms
- Ideal Refurb Project
- Chain Free
- Three Bedrooms
- Three Reception Rooms
- Potential To Extend STPP
- Private Road

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



