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Cassidy
& Tate
Your Local Experts



Award Winning Agency

ST. ANNES ROAD
ST. ALBANS
AL2 1LJ

Price Guide £475,000

EPC Rating: D Council Tax Band: D

www.cassidyandtate.co.uk



All The Ingredients Needed For A Fabulous Lifestyle

Nestled on St. Annes Road in the village of London Colney, St. Albans, this delightful Victorian end of terrace cottage offers a perfect blend of character and modern living. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space.

The property has a light and airy open plan kitchen and dining room, perfect for entertaining or enjoying family meals. The separate sitting room provides a cosy retreat, ideal for relaxation after a long day. The first floor features three comfortable bedrooms, complemented by a family bathroom that caters to all your needs.

This property boasts the added convenience of off-street parking and a single garage, ensuring that your vehicles are secure and easily accessible. The private south-facing garden is a true gem, offering a tranquil outdoor space for gardening, play, or simply soaking up the sun. A gate leads directly to the garage, enhancing the practicality of this lovely home.

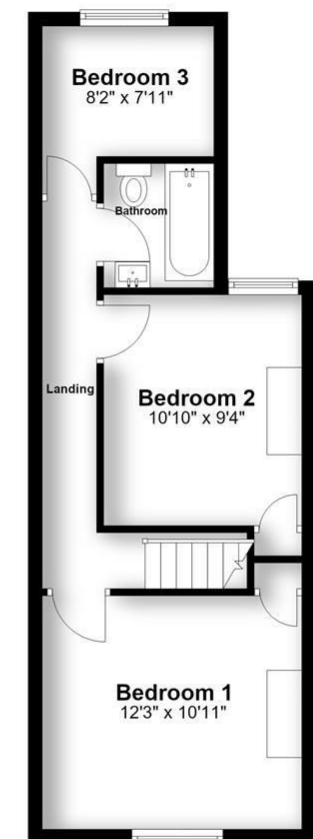
Situated close to local amenities, this cottage is well-connected to the M25 and the Orbital motorway network, making commuting a breeze. Whether you are looking for a family home or a peaceful retreat, this Victorian cottage on St. Annes Road is a wonderful opportunity not to be missed.



Ground Floor
Approx. 434.8 sq. feet



First Floor
Approx. 410.2 sq. feet



Total area: approx. 845.0 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



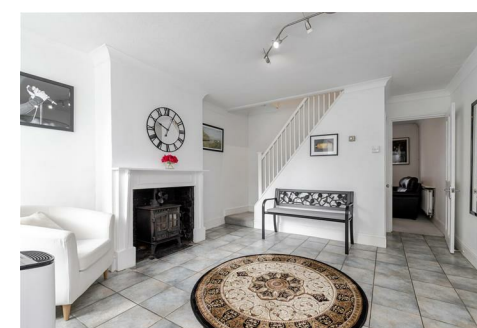
Why Cassidy & Tate

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

- End Terrace House
- Sitting Room
- First Floor Bathroom
- Off Street Parking
- No Chain
- Three Bedrooms
- Spacious Kitchen Dining Room
- Single Garage
- Enclosed Garden
- Council Tax 'D'

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



