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Cassidy  
&Tate  
Your Local Experts



Award Winning Agency

BURNHAM ROAD

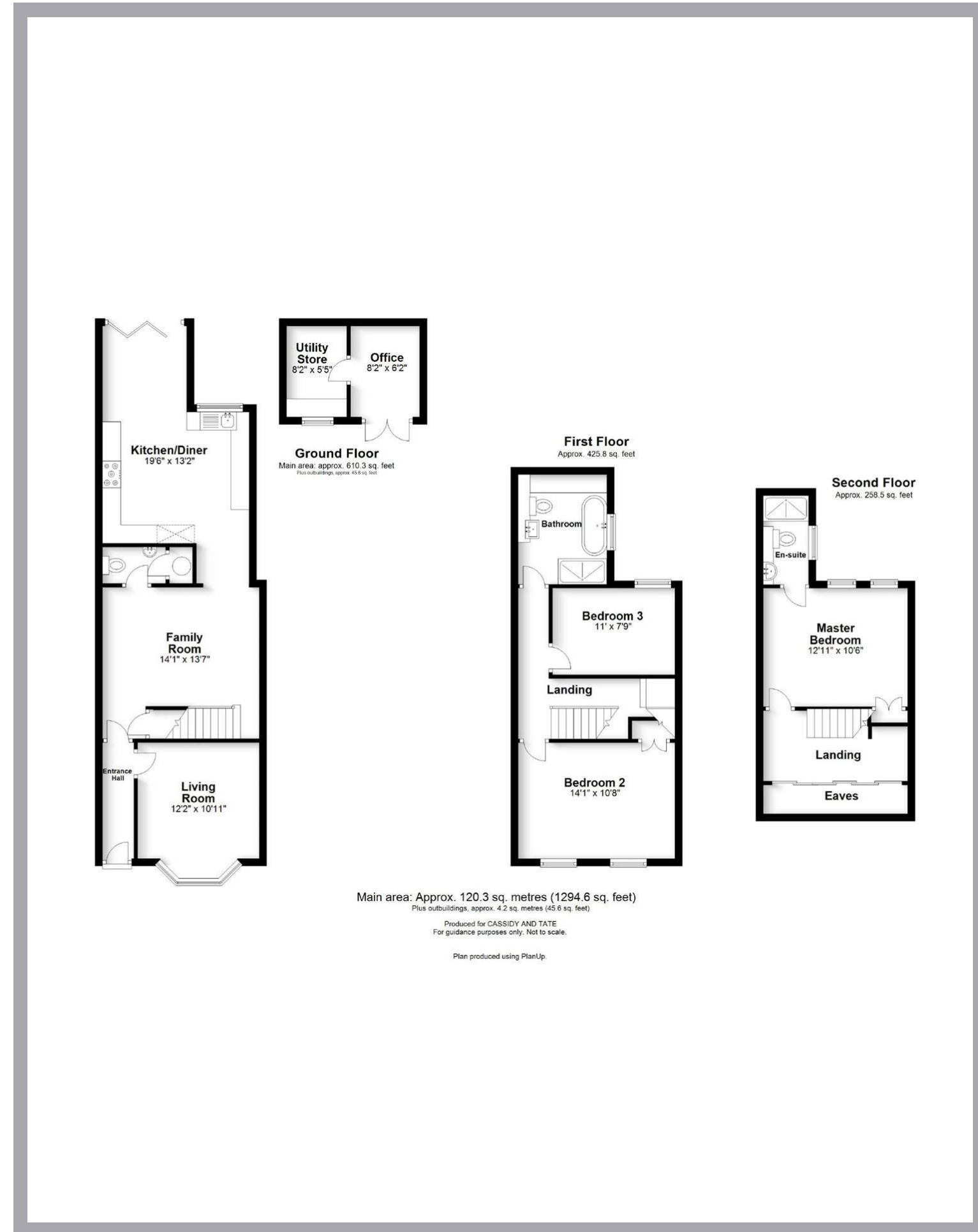
ST. ALBANS

AL1 4QN



# All The Ingredients Needed For A Fabulous Lifestyle

A stunning three bedroom character property, positioned in a sought after road and set amongst a variety of similar houses, which proves popular with commuters and professionals alike. The current owners have sympathetically extended and refurbished the property, creating beautifully presented and well proportioned living accommodation spread over three floors. On the ground floor is an entrance hall, lounge, cloakroom and family room opening to the kitchen/dining room. Two double bedrooms and a family bathroom are situated on the first floor whilst the master bedroom complete with en-suite can be found on the second floor. A particular feature of the property is the impressive, light-filled kitchen/diner, where glass has been used in part of the ceiling, providing natural daylight all year round. Bi-folding doors in the dining area offer a natural indoor-outdoor flow to the rear garden which features a useful detached and fully insulated outbuilding incorporating an office and utility area. Extensive kitchen units are complemented by contrasting granite worktops and integrated appliances. The family bathroom and en-suite both boast a luxurious white suite complemented by good quality fixture and fittings. Outside is a low maintenance rear garden. Burnham Road is a highly sought after road within close proximity of good local schools and the mainline railway station linking St Albans to London, St Pancras.



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

- Exceptionally Presented Home
- High Spec Kitchen-Dining Room
- Master Bedroom With En Suite
- Detached Office/Outbuilding
- Two Reception Rooms
- Three Double Bedrooms
- Luxurious Family Bathroom
- Convenient Location

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>	<b>1</b>	<b>1</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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>1</b>	<b>1</b>
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

