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Cassidy
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Your Local Experts



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Award Winning Agency

BLANDFORD ROAD

ST ALBANS

AL1 4JR

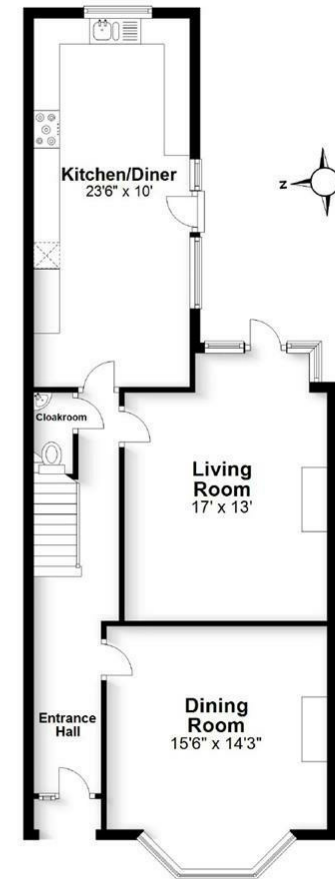


All The Ingredients Needed For A Fabulous Lifestyle

An attractive period four bedroom semi-detached dwelling with a classic bay fronted facade, situated in a prime location, close to highly regarded schools and in close proximity of the mainline railway station, linking St. Albans to London, St. Pancras. The property comprises of an open porch, long entrance hall, cloakroom, living room, sitting room, kitchen/dining room, three double bedrooms, a fourth bedroom, and a family bathroom. Spacious internal living accommodation is airy and bright where high ceilings give a spacious feel and large windows allow for natural daylight to pour through, The living room and sitting room are welcoming and comfortable rooms with a feature log burner and open fireplace to lend a cosy feel. The kitchen/dining room is the ideal place for the family to come together in a relaxed atmosphere. The kitchen area is fitted with white modern wall and base units complemented by contrasting granite worktop surfaces. A lovely stained glass patio door from the sitting room leads to the rear garden. A low maintenance and fully enclosed garden which is mainly laid to lawn with patio area, mature shrubs and high timber boundary fencing. To the front of the property is a small shingled area with mature shrubs, tiled path leading to the front garden, gate and low level brick wall. Also conveniently positioned for good local shops and the open spaces of Clarence Park, makes this property the ideal family home.



Ground Floor
Approx. 788.1 sq. feet



First Floor
Approx. 765.2 sq. feet



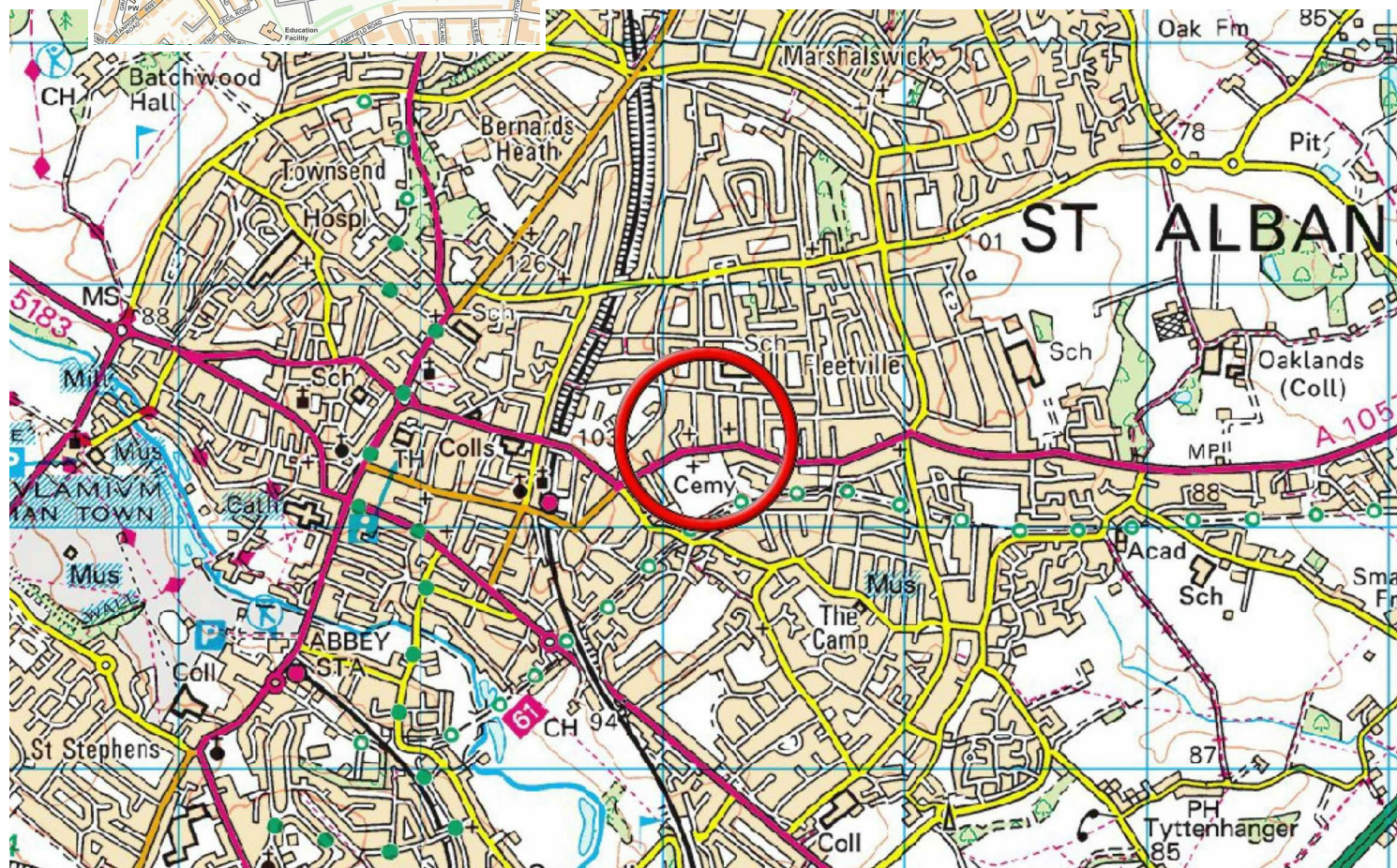
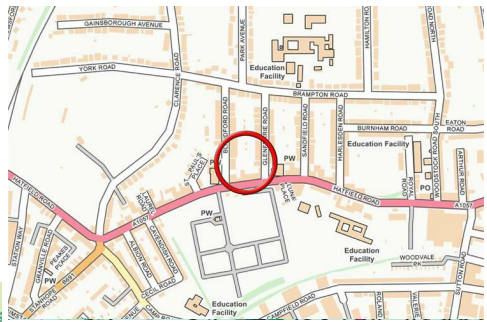
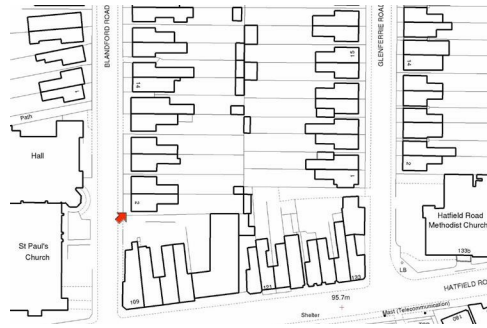
Total area: approx. 1553.2 sq. feet

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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



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Specialists in Bespoke Properties

- Period Property
- Cloakroom
- Close to City Station
- Kitchen/Diner
- Semi-Detached
- Close To Local Schools
- Side Access
- Potential To Extend STPP

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

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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