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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

UPPER LATTIMORE ROAD

ST ALBANS

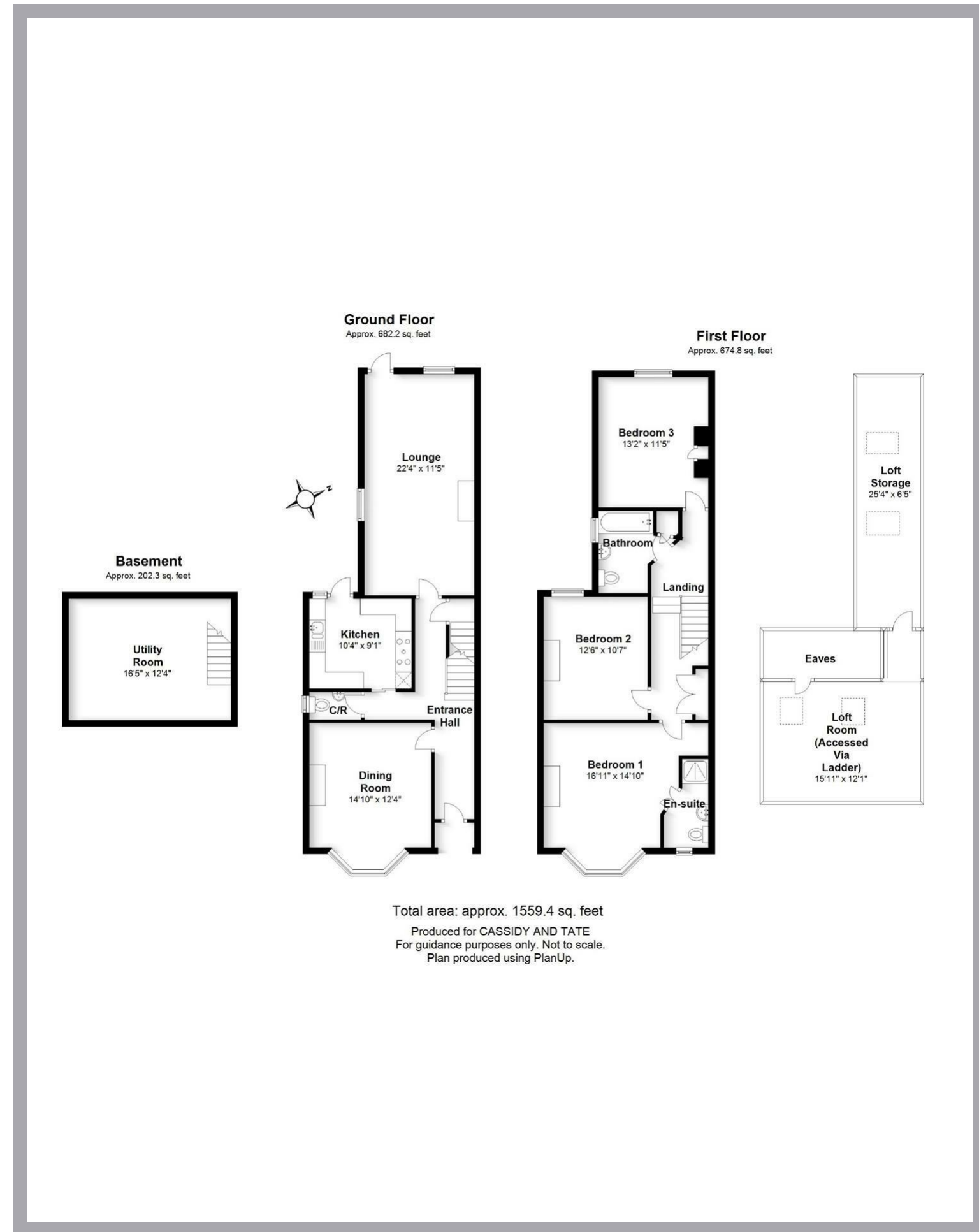
ALI 3UD

Guide Price £930,000



## All The Ingredients Needed For A Fabulous Lifestyle

Positioned in an enviable location, a short walk to the mainline railway station and close to excellent schools, is this fine Victorian three double bedroom semi-detached family home. A bay fronted property which enjoys good sized living accommodation spread over three floors and oozes charm throughout. Character features such as working fireplaces, high ceilings, ornate coving all lend a hand in creating a warm and welcoming home. The ground floor comprises of a dining room, a separate lounge, a fitted kitchen and a cloakroom. On the first floor the master bedroom is served by an en-suite, whilst the remaining bedrooms are served by a family bathroom. There is a loft room which potentially could be made into a further bedroom if so desired and with obtaining the relevant planning consents. A useful utility room can be found in the basement. The property further enjoys a private rear garden and to the front off street parking is available. Upper Lattimore Road is a sought after road not only situated close to the railway station linking St. Albans to London, St Pancras but also a short distance away from the vibrant shopping and leisure facilities of the city centre.



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

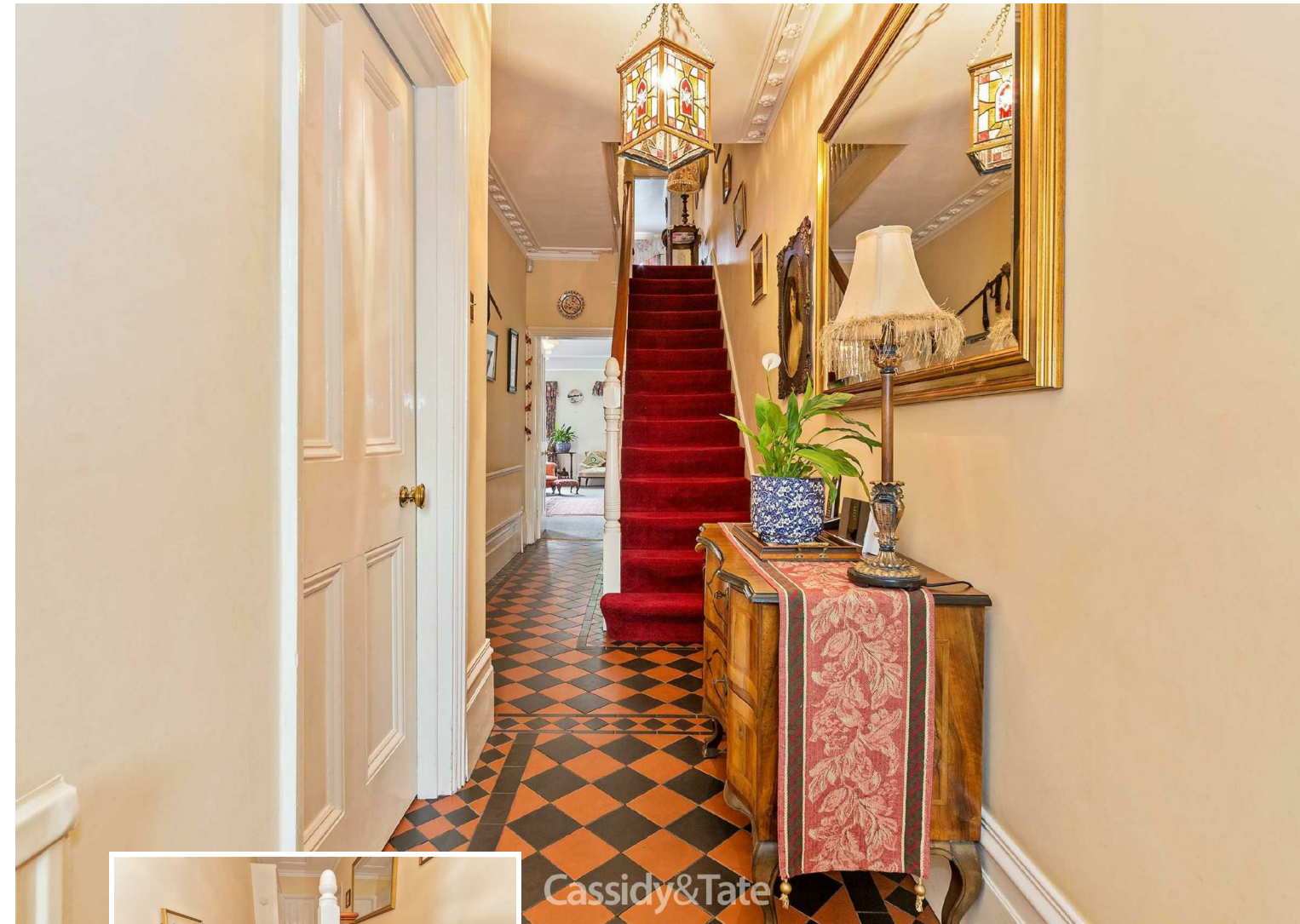
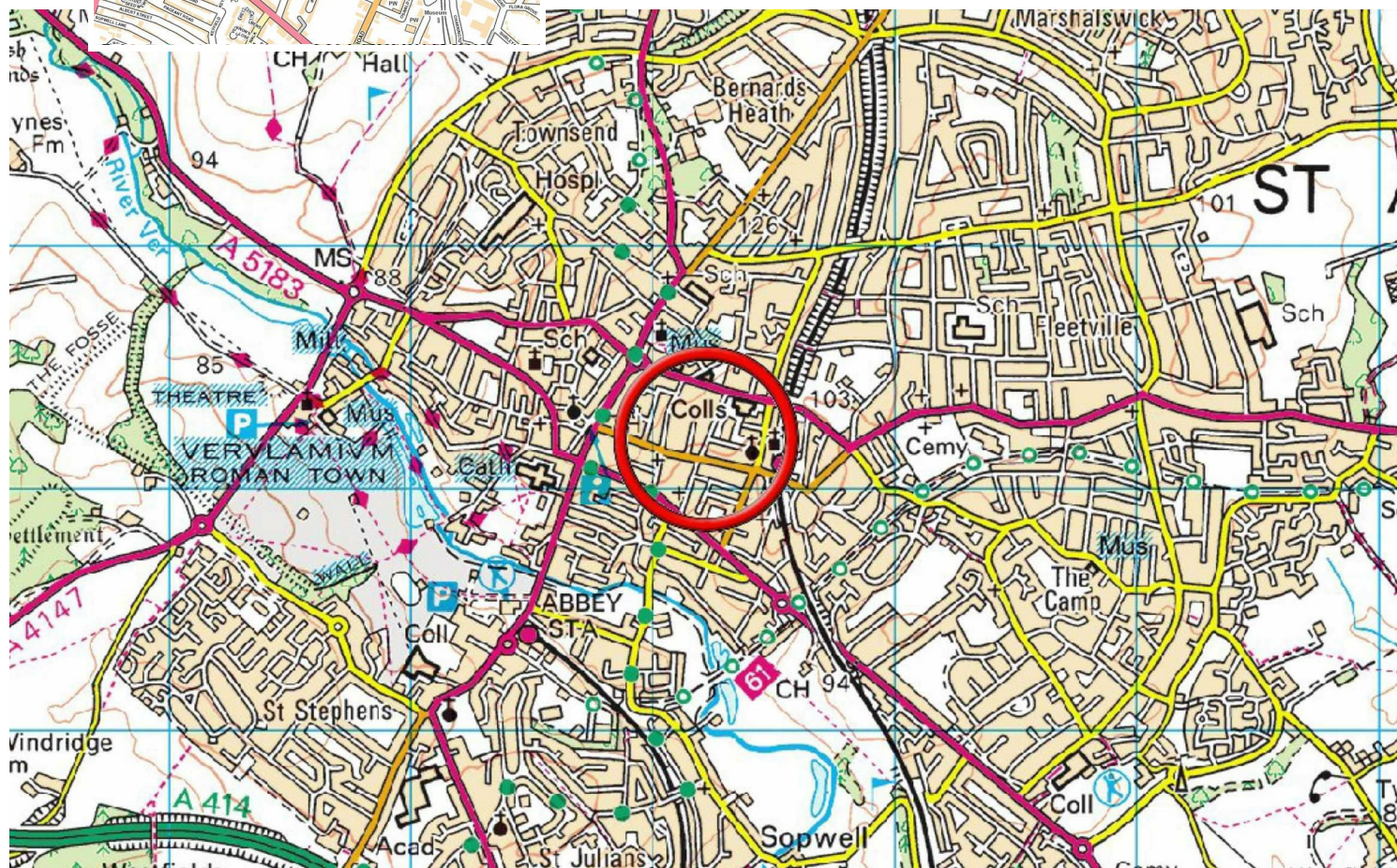
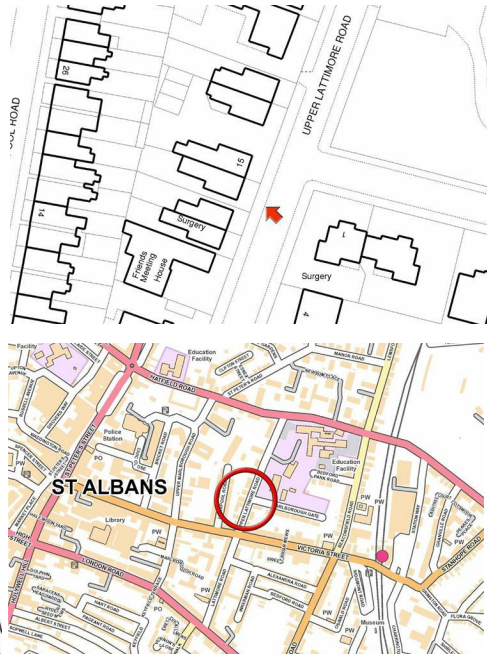
## Why Cassidy & Tate

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



Cassidy&Tate

## Specialists in Bespoke Properties

- Three Bedroom Property
- Two Reception Rooms
- Master Bedroom En-Suite
- Cloakroom
- Basement & Loft Room
- character Features
- Off Street Parking
- Town & Station Location

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

