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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

RAMSBURY ROAD
ST. ALBANS
AL1 1SJ

Asking Price £925,000

EPC Rating: C Council Tax Band: E

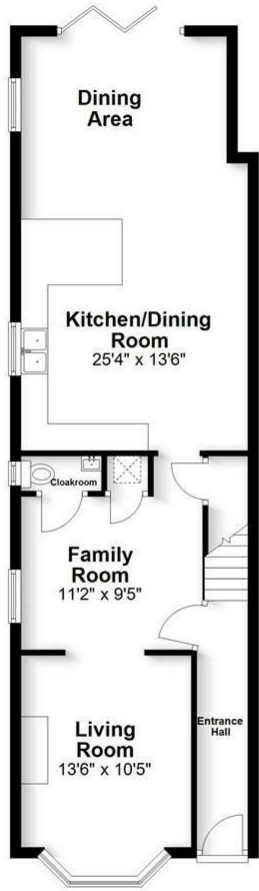


All The Ingredients Needed For A Fabulous Lifestyle

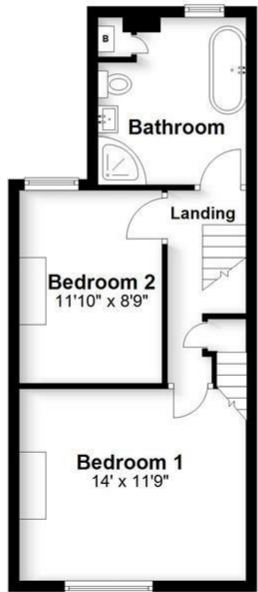
Nestled in the sought after Ramsbury Road in a cul-de-sac location, this delightful cottage offers a perfect blend of character and modern living. This charming home offers a stunning open plan kitchen/diner/family area with bi fold doors opening onto a fabulous south facing rear garden. As you enter, you are welcomed by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family, a downstairs cloakroom and a separate cupboard/utility space housing washer/dryer. On the first floor, there are two bedrooms and a stylish bathroom. The loft room offers feature Velux roof balconies enjoying far reaching and tranquil views. This rare outdoor space is a true gem, providing a tranquil retreat for gardening enthusiasts or a safe play area for children. The garden's sunny aspect ensures it is a delightful spot for summer gatherings or simply enjoying the fresh air. Conveniently located within walking distance to both the station and the city centre, this home offers easy access to local amenities, shops, and transport links, making it an excellent choice for commuters and families alike. In addition, there are a number of highly reputable nurseries, primary and secondary schools, the Watercress Reserve for nature lovers and The Odyssey Cinema - all within walking distance.



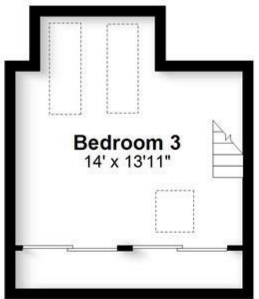
Ground Floor
Approx. 682.5 sq. feet



First Floor
Approx. 429.2 sq. feet



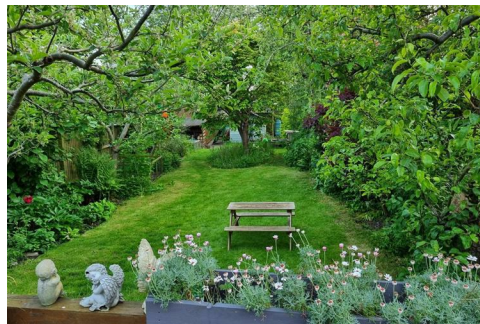
Second Floor
Approx. 207.8 sq. feet



Total area: approx. 1319.5 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

- Stunning Cottage
- Sunning Rear Garden
- Walk To Station
- Conservation Area
- Open Plan Kitchen/Diner
- Quiet Central Location
- Loft Room With Views
- Character Features

Free Online Valuation



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		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

