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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

CAVENDISH ROAD  
ST. ALBANS  
AL1 5EE

Offers In Excess Of £700,000

EPC Rating: D Council Tax Band:



## All The Ingredients Needed For A Fabulous Lifestyle

Cassidy & Tate are pleased to present this delightful end terrace house, offering a perfect blend of comfort and convenience. With three well-proportioned bedrooms, including a principle suite complete with an en-suite bathroom and a dressing area, this property is ideal for families or those seeking extra space. The house boasts two inviting reception rooms, providing ample space for relaxation and entertaining. Natural light floods these areas, creating a warm and welcoming atmosphere. The south-facing rear garden is a true gem, offering a sunny retreat for outdoor gatherings or quiet moments in the fresh air. Location is key, and this property does not disappoint. It is conveniently situated close to St. Albans City Station, making commuting a breeze for those who travel to London or beyond. Additionally, the nearby Clarence Park offers a lovely green space for leisurely strolls or family outings. The vibrant local area is filled with shops, pubs, and restaurants, ensuring that all your daily needs and social activities are just a stone's throw away. The property presents an excellent opportunity for those looking to settle in a desirable location with a strong sense of community. With its spacious layout, modern amenities, and proximity to local attractions, this property is sure to appeal to a wide range of buyers. Don't miss the chance to make this charming house your new home.



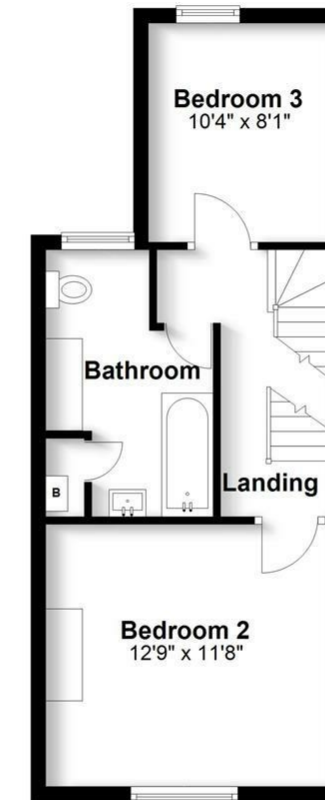
### Ground Floor

Approx. 434.4 sq. feet



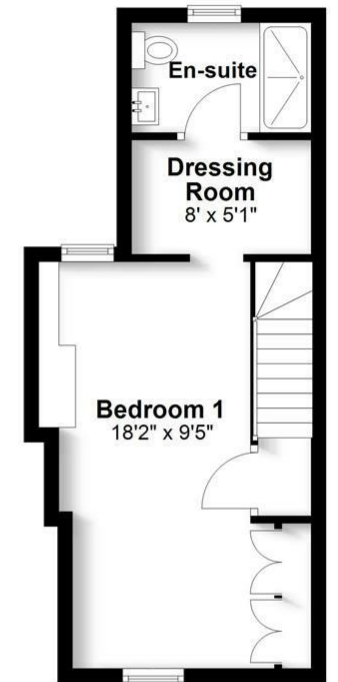
### First Floor

Approx. 391.3 sq. feet



### Second Floor

Approx. 291.9 sq. feet



Total area: approx. 1117.7 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

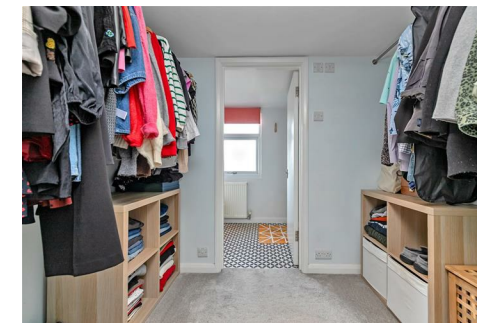
## Why Cassidy & Tate

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

- Three Bedrooms
- Dressing Area
- 0.4 Miles From City Station
- South-Facing Rear Garden
- En-Suite
- Extended Property
- Close To Clarence Park
- Walking Distance To Shops

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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		

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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		



