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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

OSWALD ROAD  
ST. ALBANS  
AL1 3AQ

Asking Price £850,000

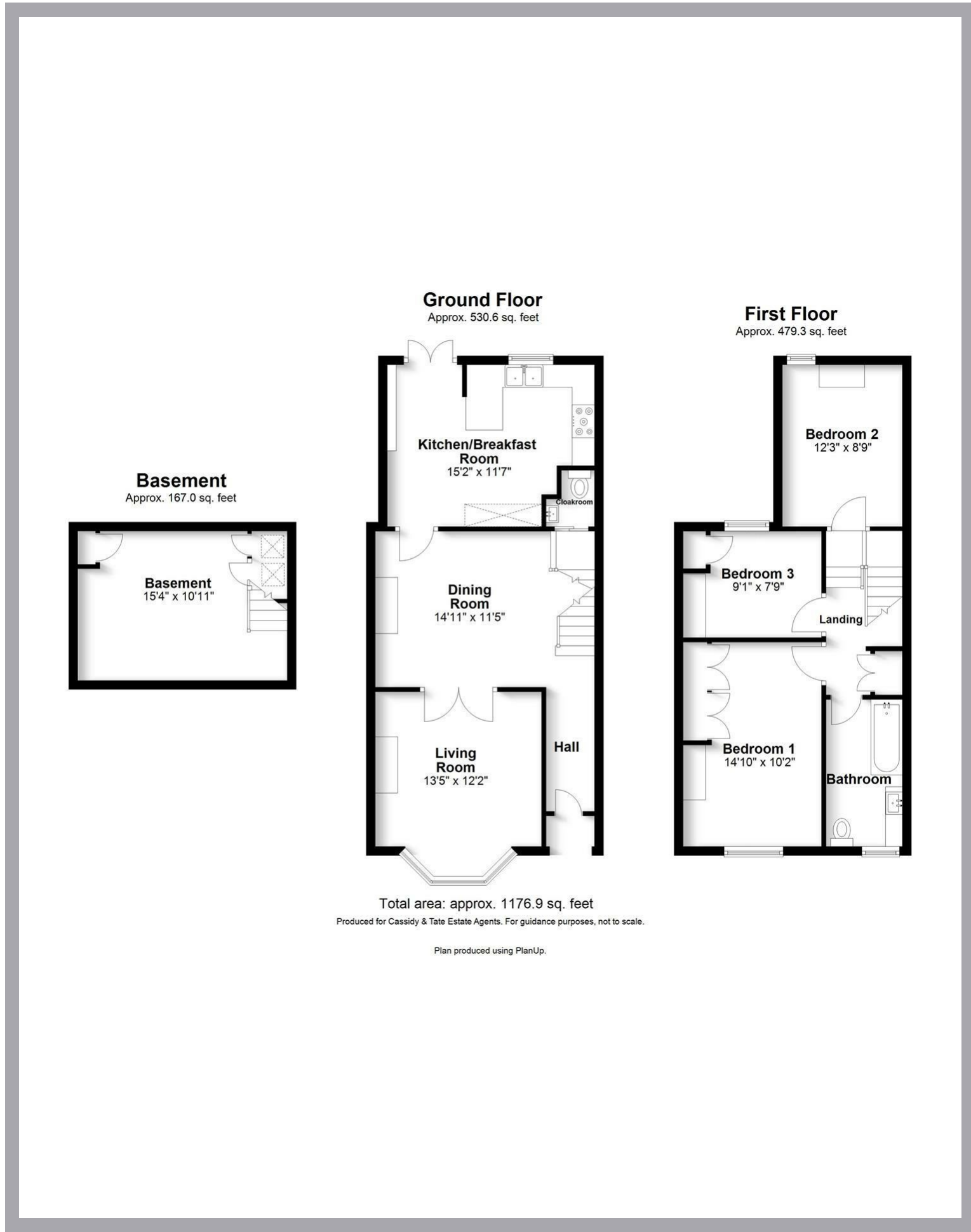
EPC Rating: D Council Tax Band: E





# All The Ingredients Needed For A Fabulous Lifestyle

Nestled on the charming Oswald Road in the heart of St. Albans, this delightful three bedroom house has undergone considerable improvements by the current owners offering a perfect blend of comfort and convenience with character features. With three well-proportioned reception rooms, this property provides ample space for both relaxation and entertaining. The layout spans three floors, allowing for a versatile living experience that can easily adapt to your needs. The property boasts three inviting bedrooms and modern bathroom on the first floor. One of the standout features of this home is its prime location. Situated in the city centre, you will find yourself just a short walk from the local train station, making commuting a breeze. The vibrant surroundings offer a wealth of amenities, including shops, cafes, and parks, all within easy reach. This house is an excellent opportunity for families or professionals seeking a spacious and well-located home in St. Albans. With its charming character and modern conveniences, it is sure to appeal to a wide range of buyers.



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 Bedroom Cottage
- Short Walk To Station
- Extended Kitchen
- Character Features
- Useful Basement
- Near City Centre
- Versatile Accommodation
- Rear Garden

Free Online Valuation



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		8
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	