



## All The Ingredients Needed For A Fabulous Lifestyle

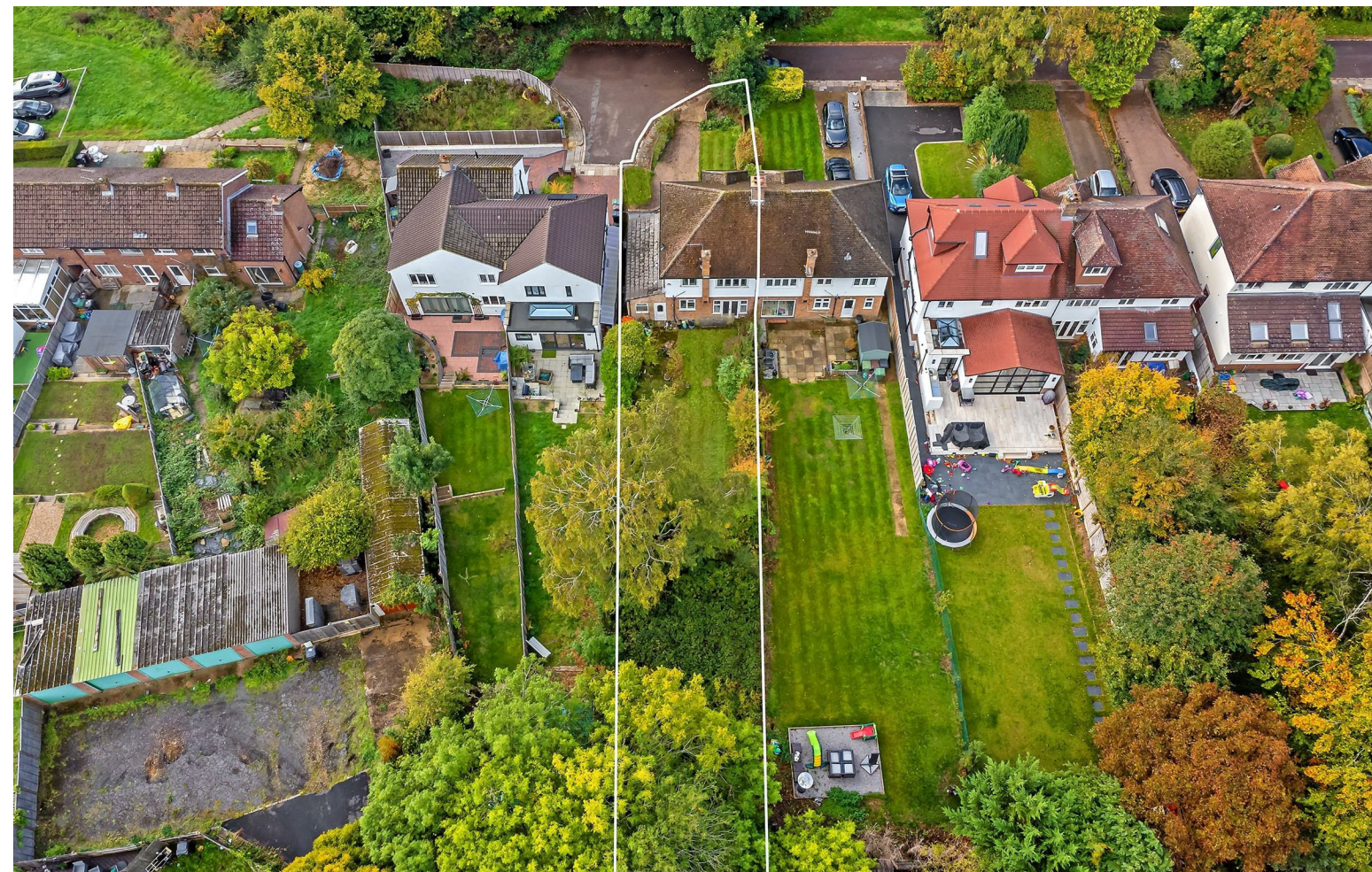
Set at the end of a cul de sac, behind trees, screened from the main Watling Street to the South of the City centre, this is a three bedroom semi detached period home requiring complete modernisation. Located just half a mile walk from the King Harry Public House, at the top of St Stephens Hill and from here you can walk down through Verulamium Park to the city centre. Now needing updating throughout and with further potential, (stp), this is a classic project. The property has the benefit of a huge rear garden. Watling Street is a favoured address as it is within the catchment of excellent schools, close to good local amenities and near to the mainline railway station and the city centre. The Park is simply lovely with a beautiful lake overlooked by the historic Cathedral with shops and eateries just behind.

WATLING STREET

ST. ALBANS

AL1 2QF





*Specialists in Bespoke Properties*

- Three Bedrooms
- Large Garden
- Needing Modernisation
- Potential to Extend
- Semi-Detached
- Cul-de-sac
- No Onward Chain
- Walk to City Centre

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>86</b>
	<b>45</b>	
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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# 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

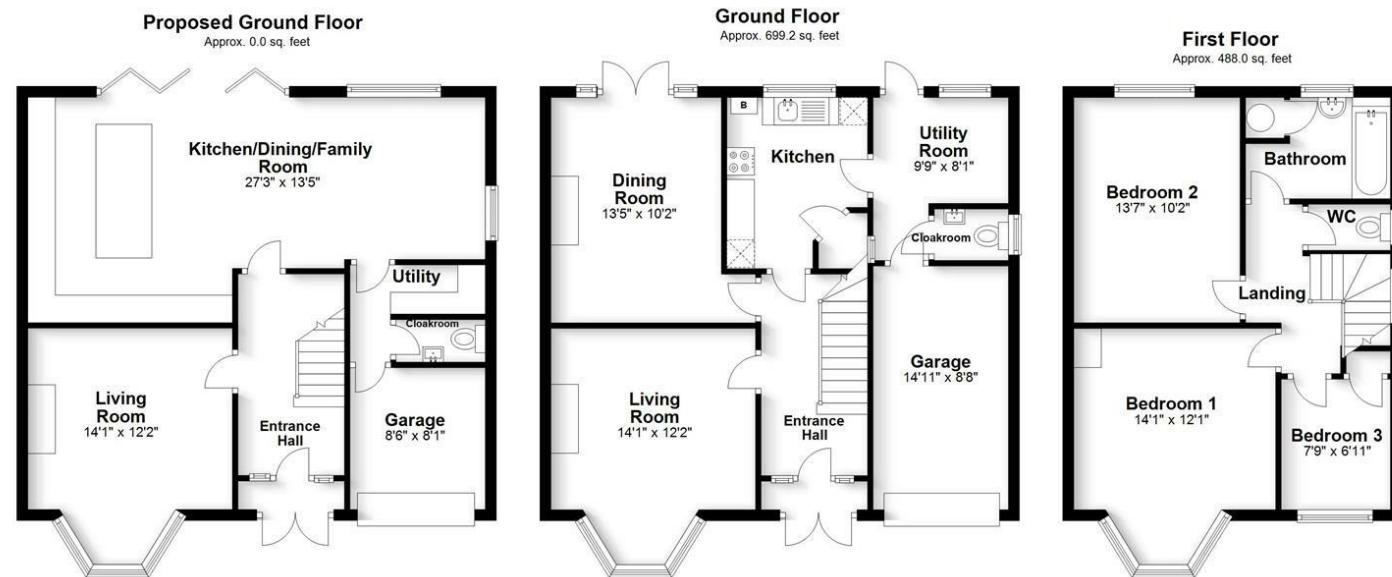


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Total area: approx. 1187.2 sq. feet

Produced for Cassidy & Tate Estate Agents  
 For guidance purposes only. Not to scale.

Plan produced using PlanUp.



Award Winning Agency