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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



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NEW ENGLAND STREET  
ST ALBANS  
AL3 4QG

Guide Price £675,000

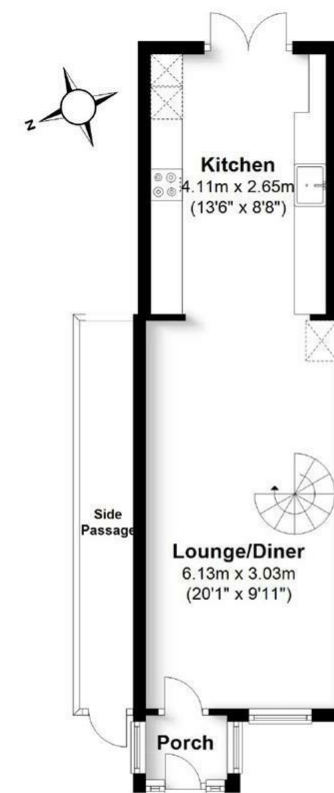


## All The Ingredients Needed For A Fabulous Lifestyle

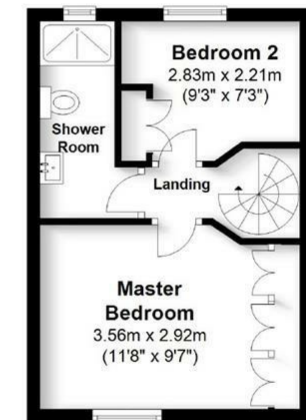
Nestled between similar character cottages is this attractive two bedroom, two reception room terraced property, located in the heart of the conservation area with views overlooking the 'Old Brickie' Park and the rare advantage of off road parking. This pretty cottage has a contemporary feel as you step inside with accommodation arranged on two floors. The ground floor comprises of an entrance porch, a 20ft lounge/diner open to the stylish fitted kitchen area. A fabulous spiral staircase leads to the first floor where the master bedroom, a further bedroom and a trendy shower room can be found. The combination of some old tradition such as xylo-herringbone wood flooring, sash style windows and custom made spiral staircase are fused with modern day luxuries including underfloor heating in some living areas, sleek Harvey Jones fitted kitchen cabinetry complemented by integrated Neff appliances and a lavish fitted C.P Hart shower suite. To the outside is a lovely low maintenance courtyard style rear garden with the rare benefit of side gated access leading to the front of the property. To the front of the property is a 'cobbled' style driveway providing off road parking for one car. New England street is an enviable address as it gives easy access to the city centre with its extensive shopping and leisure facilities and is near to the mainline railway station.



**Ground Floor**  
Approx. 31.2 sq. metres (335.8 sq. feet)



**First Floor**  
Approx. 24.6 sq. metres (264.5 sq. feet)



Total area: approx. 55.8 sq. metres (600.3 sq. feet)

Produced for CASSIDY AND TATE  
For guidance purposes only. 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

- Off-Street Parking
- Underfloor Heating
- Opposite Park
- Extended Kitchen
- Chain Free
- Private Garden
- Close To City Centre
- High Specification

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>		
		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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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