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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency

STOCKS ROAD  
TRING  
HP23 5RU

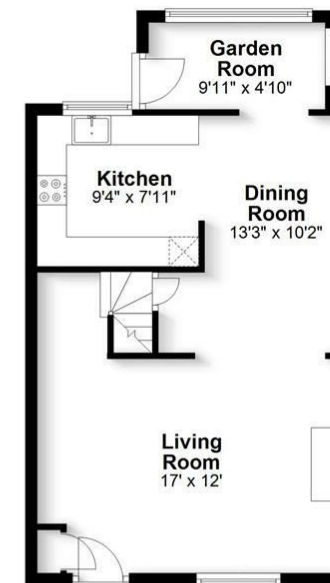


## All The Ingredients Needed For A Fabulous Lifestyle

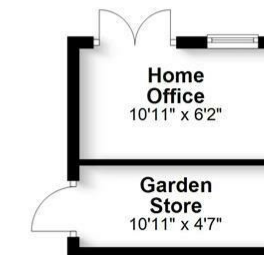
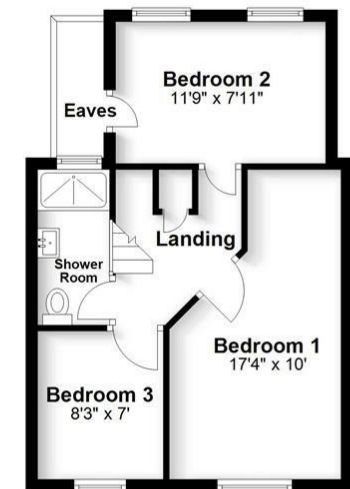
Cassidy & Tate are pleased to offer for sale an attractive three bedroom, mid-terraced cottage located in the heart of Albury, a stone's throw away from local amenities. This is an ideal property for professionals and commuters alike, and is also the perfect place to raise children, being close to the village primary school that has a nursery attached, and the secondary schooling in nearby Tring. There are also excellent private schools in the area. The property has been tastefully renovated over the years, beautifully maintained with living accommodation comprising of a living room, kitchen/diner, playroom, upstairs shower room, three bedrooms, and to the outside a secluded rear garden. The combination of character features such as wooden beams and feature fireplace are blended with modern day fixtures and fittings. Situated in an area of outstanding natural beauty the quintessential English village of Albury boasts a warm community, village hall, shop, post office, and two pubs. The nearby towns of Tring or Berkhamsted offer larger high-street shops and supermarkets and are just a few miles away. For commuters the mainline railway station is just over a mile away and has a direct route into London Euston, and there is convenient access for both the M1 and M25 motorways, as well as nearby London Luton Airport.



**Ground Floor**  
Main area: approx. 482.9 sq. feet  
Plus outbuildings, approx. 121.4 sq. feet



**First Floor**  
Approx. 390.6 sq. feet



**Main area: Approx. 81.1 sq. metres (873.4 sq. feet)**  
Plus outbuildings, approx. 11.3 sq. metres (121.4 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
- Fully Modernised
- Central Location
- Driveway Parking
- Character Features
- Upstairs Bathroom
- Home Office
- CHAIN COMPLETE

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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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