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**Cassidy
& Tate**
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

BOUNDARY ROAD
ST. ALBANS
AL1 4EF

Price Guide £675,000

EPC Rating: C Council Tax Band: D



All The Ingredients Needed For A Fabulous Lifestyle

Located on Boundary Road in the charming city of St. Albans, this stunning Victorian cottage offers a delightful blend of character and contemporary living. Having been fully refurbished and extended by the present owners, the property boasts an open-plan layout that creates a bright and airy atmosphere throughout the downstairs living areas with a fully integrated kitchen breakfast room making this home perfect for both relaxation and entertaining. There is also the benefit of a downstairs cloakroom. The two spacious bedrooms are situated on the first floor, providing a peaceful retreat, while the modern first floor bathroom ensures convenience for daily living.

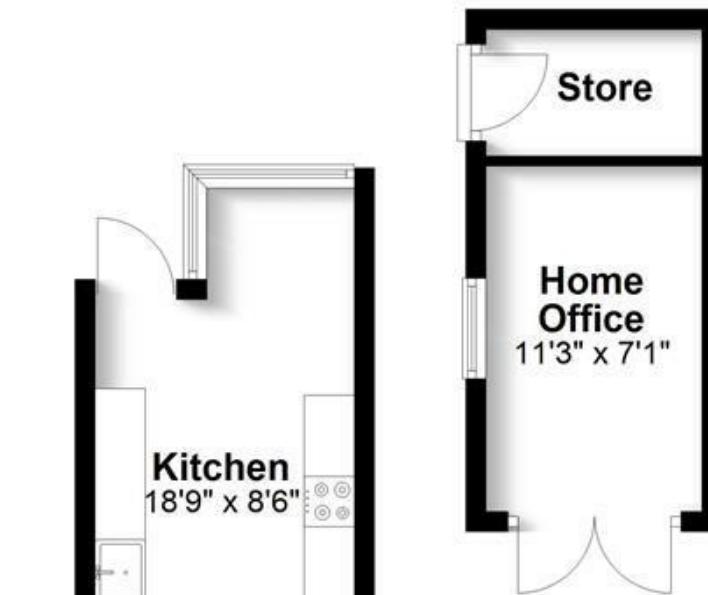
One of the standout features of this property is the south-west facing fully landscaped rear garden, which not only offers a lovely outdoor space but also includes a home office, ideal for those who work remotely or require a quiet space for study. The gated access to the garden adds an extra layer of privacy and convenience.

The location is simply excellent, with Bernards Heath infants school, Londis general store and The Little Star Cafe as well as the picturesque Heath a stones throw from the property. The city centre just a short walk away. Additionally, the Thameslink station is conveniently close, making commuting a breeze.

Viewing this property comes highly recommended, as it truly encapsulates the charm of Victorian architecture while providing all the modern amenities one could desire. This home is a perfect opportunity for those looking to enjoy the best of St. Albans living.



Ground Floor



First Floor



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

- Stunning Extended Cottage
- Fully Refurbished Throughout
- Modern Kitchen Breakfast Room
- Lounge & Dining Area
- Downstairs WC
- Home Office & Store Room
- Two Spacious Bedrooms
- Excellent Location

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		90	75
EU Directive 2002/91/EC			



