



CAPE ROAD

ST. ALBANS

AL1 5DJ

Offers In Excess Of £650,000



## All The Ingredients Needed For A Fabulous Lifestyle

A beautifully presented, two double bedroom character home situated in a popular area of St. Albans. Cape Road is perfectly located approximately 1 mile from the mainline railway station, linking St. Albans to London, St. Pancras in just under 30 minutes, and a short walk from the excellent amenities in Fleetville which includes the highly regarded Fleetville Infant & Junior Schools. Throughout the years the current owners have extended and improved the property, creating a wonderful contemporary home, yet retaining its period features. Arranged over two floors, accommodation briefly comprises of an entrance hall, downstairs cloakroom, superb open plan dining/living/kitchen & breakfast room, two double bedrooms and a stylish family bathroom. The kitchen/breakfast room is fitted with a range of modern wall and base units with wooden worktops, tiled flooring, and room to fit a table. The dining and living areas have wooden flooring, and feature fireplaces with a working log burner in the living area that allows for a cosy feel. The property is further enhanced by a low maintenance fully landscaped rear garden stocked with a variety of plants and shrubs, and a decking area plus a home office to the rear of the garden. Subject to planning the loft space could be converted. Cape Road is within walking distance of Fleetville High Street which includes a bakery, eateries, barber & hairdressers, post office, Morrisons supermarket to name but a few.





## Specialists in Bespoke Properties

- Bay Fronted End Of Terrace
- Through Lounge/ Dining Room
- Two Double Bedrooms
- Downstairs Cloakroom
- Landscaped Garden
- Extended To Ground Floor
- Kitchen Breakfast Room
- Modern Bathroom Suite
- Outside Home Office
- EPC Band D

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>		
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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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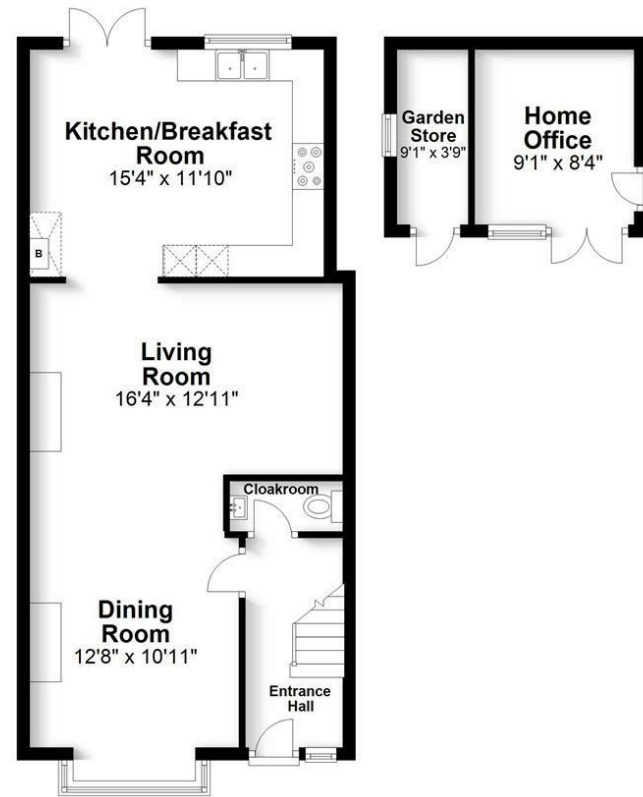
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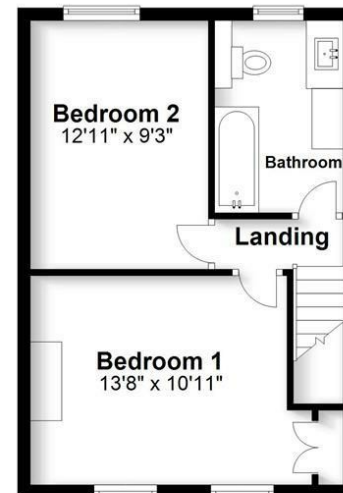
### Ground Floor

Main area: approx. 586.4 sq. feet  
Plus outbuildings, approx. 112.8 sq. feet



### First Floor

Approx. 398.2 sq. feet



Main area: Approx. 91.5 sq. metres (984.6 sq. feet)  
Plus outbuildings, approx. 10.5 sq. metres (112.8 sq. feet)

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

Plan produced using PlanUp.



## Award Winning Agency