



All The Ingredients Needed For A Fabulous Lifestyle

Beautifully presented bright and spacious extended three bedroom Victorian terrace home set in the heart of St. Albans. This property will appeal to the busy professional, commuter or family who are looking for city centre living, good restaurants, plenty of outdoor places for leisure and socialising, excellent schools and easy access to the two stations, linking St. Albans to London in approximately 30 minutes. Accommodation is arranged over two floors with a hallway leading through to the open plan recently extended kitchen dining living area with bi fold doors to the rear garden. Glazed doors also open to the front sitting room with a feature fireplace and bay window. There is also the benefit of a downstairs cloakroom. Off the first floor landing can be found three bedrooms and a family bathroom. There is also passed planning for a loft conversion comprising a bedroom with en suite. Outside there is a private screened rear garden offering a high degree of privacy. EPC rating D.

HART ROAD

ST. ALBANS

ALI INF

Guide Price £795,000





Specialists in Bespoke Properties

- Extended Victorian Home
- Extended Open Plan Kitchen/Living Area
- Family Bathroom
- Planning For Loft Conversion
- Three Bedrooms
- Sitting Room
- Excellent Condition Throughout
- Central 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		
	66	85
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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. 912.7 sq. feet

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

Plan produced using PlanUp.



Award Winning Agency