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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency

STANHOPE ROAD

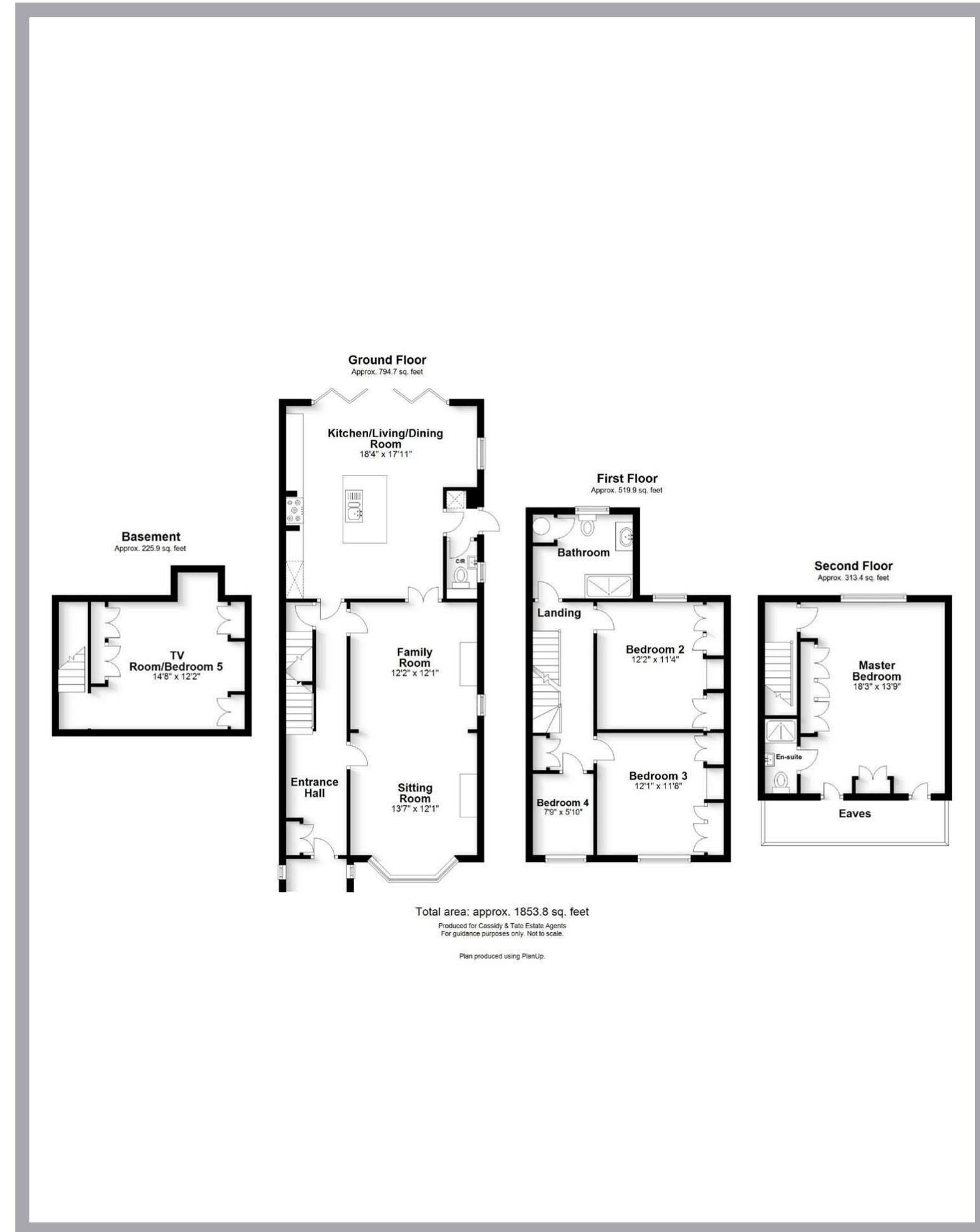
ST. ALBANS

AL1 5BL



# All The Ingredients Needed For A Fabulous Lifestyle

Cassidy & Tate have the pleasure to offer to the market a stunning detached period property situated 1/4 of a mile to the mainline railway station, within walking distance of the city centre and near to the lovely Clarence Park. This substantial family home flows easily over four levels in an impressive union of space and functionality. The ground floor comprises of an entrance hall, open plan sitting room and family room, a fabulous open kitchen/living/dining room, and a cloakroom. On the first floor are two double bedrooms, an additional bedroom and the family bathroom. The master bedroom with en-suite can be found on the second floor. The basement is a well proportioned room which can be used as a further bedroom or television room. The property has been lovingly refurbished throughout. Period charm such as sash style windows, feature fireplace, picture rails and cornicing have been fused with modern touches to create a contemporary home with timeless appeal. The perfect setting for comfortable living or easy entertaining is the stunning open kitchen/living/dining room with feature vaulted ceiling to create a bright and airy feel and bi-folding doors that allow for an easy indoor/outdoor flow. Externally the property features a low maintenance rear garden which is fully enclosed, mainly laid to lawn with a paved patio area. This property has the added benefit of off road parking to the rear aspect for 4-5 cars with timber storage unit. Accessed via side slip road between 38-40 Stanhope Road. Stanhope Road is also conveniently located for good local amenities including a dentist surgery and a Tesco Metro.



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



Cassidy&Tate

## Specialists in Bespoke Properties

- Prime Location
- Split Over Three Levels
- Two Bathroom
- Fully Refurbished Throughout
- Detached Period Property
- Four Bedrooms
- Walking To Station & Town
- Off Street Parking To Rear



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>	<b>1</b>	<b>1</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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(1-20) <b>G</b>	<b>1</b>	<b>1</b>
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