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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

DALTON STREET
ST. ALBANS
AL3 5QH

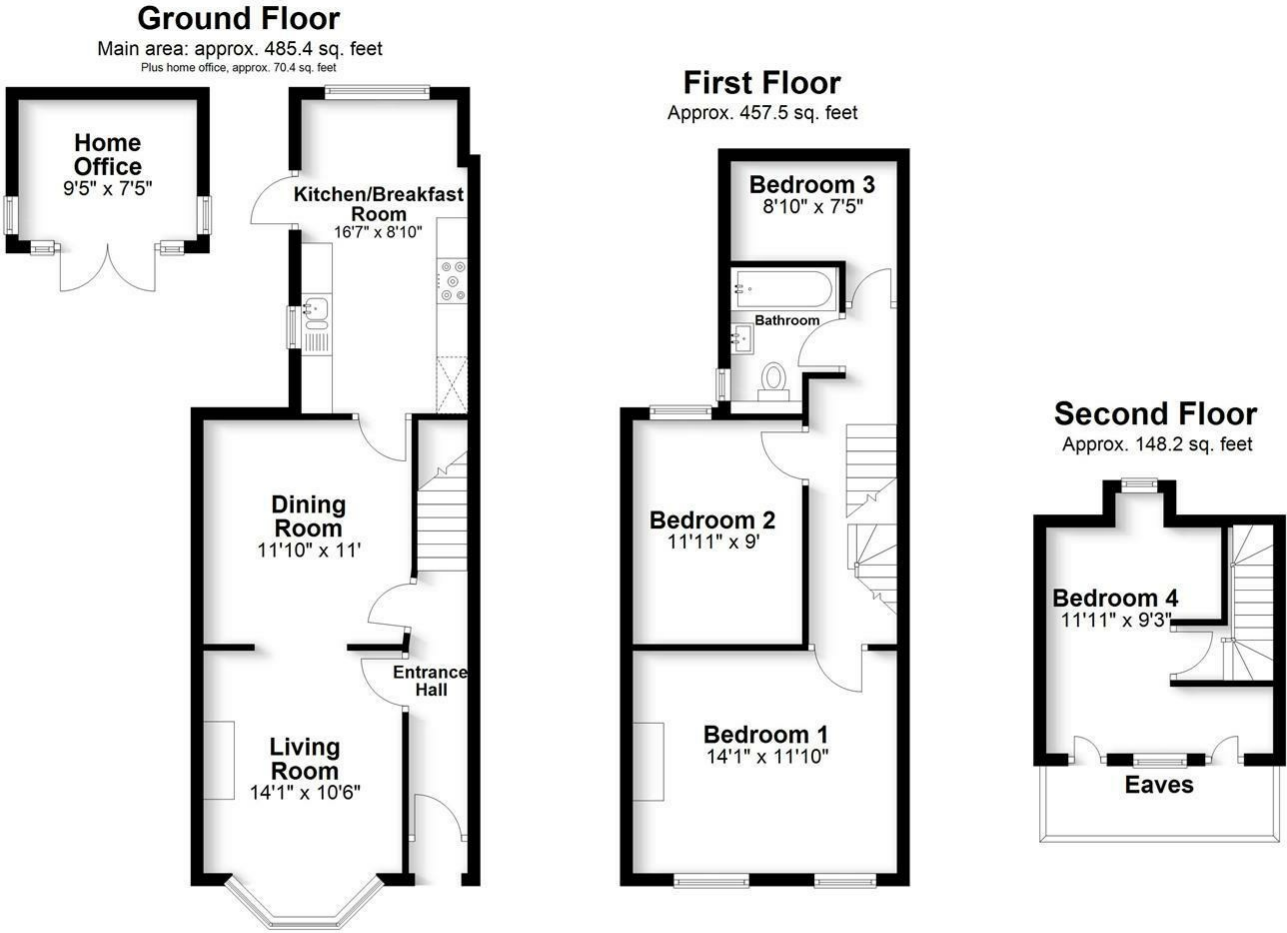
Guide Price £900,000

EPC Rating: D Council Tax Band: E



All The Ingredients Needed For A Fabulous Lifestyle

This unique and charming four bedroom period residence is situated in the very heart of the city centre which is bathed in history and surrounded by Roman remains. The property spans over three floors offering well-presented and versatile living spaces where a contemporary atmosphere is blended beautifully with period features throughout. As you step inside, a stunning entrance hall with hard wood flooring welcomes you into the home. A cosy bay fronted lounge with a feature fireplace is located at the front, opening onto a separate dining room. The Magnet shaker style kitchen is fitted with wall and base mounted units complemented by wooden worktop surfaces and stylish Belfast sink. Large Tilt & Turn windows create a bright and airy space to dine, with stunning views over the west-facing garden. The principle bedroom is situated on the first floor, alongside two further bedrooms and a three piece family bathroom. Bedroom four is located on the top floor. Externally, the large fully landscaped garden features a spacious patio area leading to the garden which is mainly laid to lawn with flower bed borders, a superb home office to the rear with light, power, airconditioning, broadband and two generous storage sheds. Dalton Street is classed as a conservation area which always proves to be popular with professionals. St. Albans city centre with its twice weekly bustling market, shopping and leisure facilities plus many cosmopolitan bars are just a stroll away, as well as the city station.



Main area: Approx. 101.4 sq. metres (1091.1 sq. feet)
Plus home office, approx. 6.5 sq. metres (70.4 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

- West-Facing Garden
- Period Features
- Underfloor Heating in Kitchen/Bathroom
- Walking Distance To City Centre
- Four Bedrooms
- Irrigated Garden System
- School Catchment Area
- Scope To Extend STPP

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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	

