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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

CAMBRIDGE ROAD

ST. ALBANS

AL1 5LJ

Guide Price £635,000

EPC Rating: D Council Tax Band: D

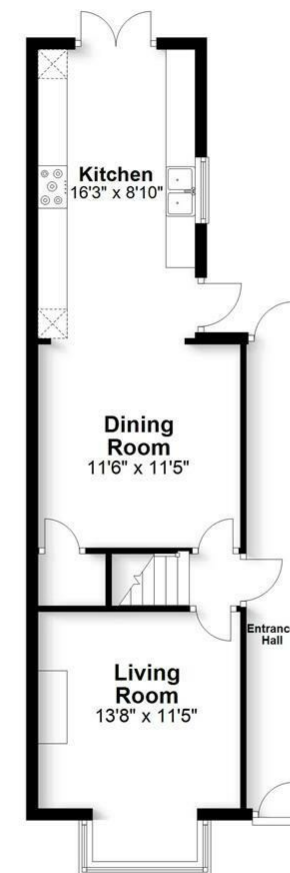


All The Ingredients Needed For A Fabulous Lifestyle

Located on Cambridge Road in the charming city of St. Albans, this deceptively spacious terraced house offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, this property is perfect for families or professionals seeking a welcoming home. The ground floor features two inviting reception rooms, providing ample space for relaxation and entertaining. The layout is designed to maximise light and space, creating a warm and inviting atmosphere throughout. One of the features of this property is the private rear garden, a tranquil retreat where you can unwind after a busy day or enjoy al fresco dining during the warmer months. Location is key, and this home does not disappoint. It is conveniently situated close to Morrisons superstore, making grocery shopping a breeze. Additionally, you will find a variety of restaurants and shops within walking distance, offering a vibrant local lifestyle. For those who commute, St. Albans City Station is also nearby, providing excellent transport links to London and beyond. In summary, this terraced house on Cambridge Road is an excellent opportunity for anyone looking to settle in a family friendly area with all the necessary amenities at their fingertips.



Ground Floor
Approx. 541.0 sq. feet



First Floor
Approx. 533.0 sq. feet



Total area: approx. 1074.0 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

- Walking Distance To Shops
- Close Proximity To St. Albans Station
- Entrance Hallway
- Three Bedrooms
- Outstanding School Catchment Area
- Private Rear Garden
- Two Reception Rooms
- Vaulted Ceiling

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



