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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency

SOPWELL LANE  
ST. ALBANS  
ALI IRW



# All The Ingredients Needed For A Fabulous Lifestyle

A prime position close to the city centre, the mainline railway station with fast trains into London, and a good primary school, plus an attractive aesthetic appearance makes this three bedroom, two reception end terraced character cottage, a favoured address for professionals and commuters alike. The property is arranged over two floors and internally the property is beautifully presented with a contemporary feel yet retains its character. Practical living accommodation features a living room, the dining room, a lovely fitted kitchen with utility accessing the private enclosed rear garden, three bedrooms and a family sized bathroom. Sopwell Lane is a sought after address, conveniently located for ease of access to the city centre, historical attractions, restaurants and bars as well as the Thameslink mainline station.



**Ground Floor**  
Approx. 348.5 sq. feet

**First Floor**  
Approx. 390.3 sq. feet

**Total area: approx. 738.7 sq. feet**  
Produced for Cassidy & Tate Estate Agents  
For guidance purposes only. Not to scale.

Plan produced using PlanUp.

*Video*

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

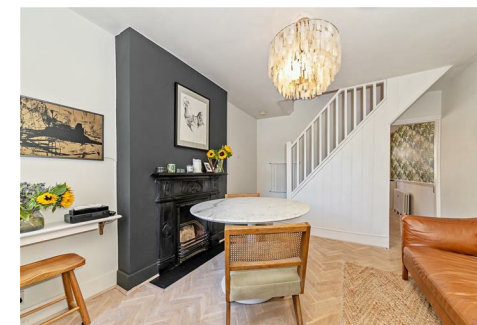
## Why Cassidy & Tate

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

- End Terrace Cottage
- Two Reception Rooms
- Planning Permission Granted
- Council Tax Band E
- Sought After Location
- Three Bedrooms
- Modern Kitchen/Utility Room
- Enclosed Private Garden
- Character Features
- Picturesque Lane Setting

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		
<b>England &amp; Wales</b>		

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>		

