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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency

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AL1 1NF

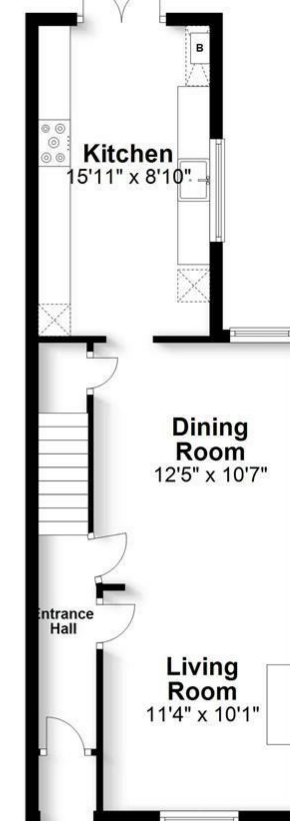


# All The Ingredients Needed For A Fabulous Lifestyle

A bright and spacious three double bedroom Victorian end 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 an entrance hall leading to the sitting/dining room having a log burner and oak panel floor. Off the dining room there is a spacious kitchen with integrated hob and oven, granite worktops and double glazed French doors opening to the garden. On the first floor there are three double bedrooms and well-appointed modern family bathroom. The landscaped rear garden is fully enclosed offering a high degree of privacy and has the rare benefit of sheltered side access.



**Ground Floor**  
Approx. 465.6 sq. feet



**First Floor**  
Approx. 540.1 sq. feet



**Total area: approx. 1005.6 sq. feet**

Produced for Cassidy & Tate Estate Agents  
For guidance purposes only. 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



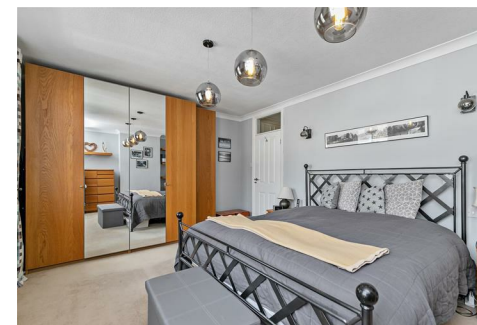
## Why Cassidy & Tate

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

- Character Property
- Chain Free
- Close To City Station
- Side Access
- Three Double Bedrooms
- South Facing Garden
- Boarded Loft
- Sought After 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		
<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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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