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Cassidy
& Tate
Your Local Experts



Award Winning Agency

www.cassidyandtate.co.uk



ALEXANDRA ROAD
ST. ALBANS
AL1 3AZ

Price Guide £650,000



All The Ingredients Needed For A Fabulous Lifestyle

Cassidy & Tate are delighted to present a charming two/three bedroom, through reception room, mid-terraced property situated in the heart of St. Albans city centre. Arranged on three levels this home provides well proportioned living accommodation comprising of a open plan lounge/dining room, fitted extended kitchen, basement study/bedroom three, two further good size bedrooms and a modern first floor bathroom. The property is presented in a lovely decorative order throughout and blends character features with modern day conveniences beautifully. Charming features such as sash style windows, wood flooring in the living areas and a feature fireplace with log burner in the lounge area lends a cosy feel. The kitchen has been fitted with a modern range of wall and base units. Outside the rear garden is fully enclosed offering a high degree of privacy. A paved patio throughout offers outdoor dining whilst a large shed provides ample storage. Alexandra Road is located a walk away from the vibrant shopping and leisure facilities of the city centre, and the mainline railway station linking St. Albans to London, St Pancras in approximately 30 minutes. Council Tax Band is D.



Total area: approx. 998.3 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

- Period Character Cottage
- Kitchen Breakfast Room
- Family Bathroom
- Attractive Rear Garden
- Living Dining Room
- Two/Three Bedrooms
- Bedroom 3/ Study
- Close to Thameslink & Centre

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			
England & Wales		EU Directive 2002/91/EC	86

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	

