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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

BLACKSMITHS LANE
ST. ALBANS
AL3 4SQ

Guide Price £600,000

EPC Rating: C Council Tax Band: E

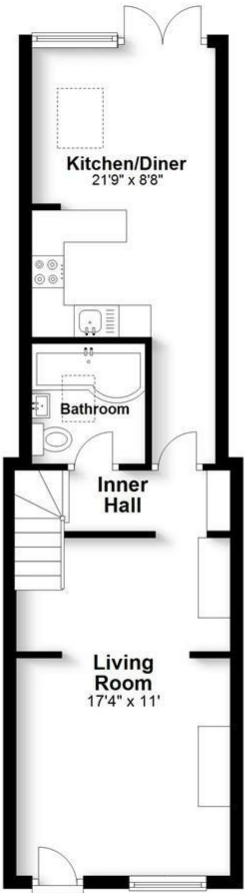


All The Ingredients Needed For A Fabulous Lifestyle

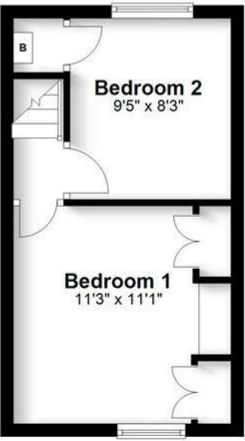
Nestled in the charming St. Michaels conservation area of St. Albans, this delightful period house offers a perfect blend of traditional character and modern design. With an inviting reception room, this property provides ample space for both relaxation and entertaining. The two well-proportioned bedrooms are ideal for a small family or professionals seeking a comfortable living environment. The house features a thoughtfully extended kitchen, which enhances the living space and is perfect for those who enjoy cooking and dining at home. The modern design elements seamlessly integrate with the period features, creating a warm and welcoming atmosphere throughout. One of the standout features of this property is the private sunny garden, a perfect retreat for enjoying the outdoors, whether it be for gardening, hosting summer barbecues, or simply unwinding with a good book. Additionally, the location is superb, with Verulamium Park just a short stroll away. This beautiful park offers picturesque landscapes, historical sites, and recreational facilities, making it an ideal spot for leisurely walks or family outings. This property is a rare find, combining the charm of a period home with the conveniences of modern living, all within a desirable area. It presents an excellent opportunity for those looking to settle in a vibrant community with easy access to local amenities and green spaces.



Ground Floor
Approx. 425.1 sq. feet



First Floor
Approx. 232.9 sq. feet



Total area: approx. 658.0 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

- Two Double Bedrooms
- Walking Distance To City Centre
- Bespoke Fitted Wardrobes
- Close To Park
- Extended Kitchen
- Private Rear Garden
- School Catchment Area
- Cul-De-Sac Location

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		74
(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	

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	

