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Cassidy
&Tate
Your Local Experts



Award Winning Agency

FOLLY LANE
ST ALBANS
AL3 5JH



Cassidy&Tate

All The Ingredients Needed For A Fabulous Lifestyle

Situated in a sought after location, is this spacious four bedroom 1930s semi detached property which enjoys views over Victoria Park and is positioned within close proximity of St.Albans mainline railway station and the Abbey Flyer station. A sympathetic and complete refurbishment, combined with a thoughtfully designed rear and second floor extension, has created a substantial and delightful family home spread over three floors. Living accommodation flows and connects beautifully providing versatile rooms for entertaining whilst also providing easy living spaces to suit any potential family. A box bay window allows natural light into the open plan lounge/dining room with double doors into the kitchen/breakfast room allows for more open space or separate living. The kitchen area is fitted with modern wall and base units complemented beautifully by wooden work tops surfaces. Also to the ground floor is a study, cloakroom and a utility room. On the first floor are two double bedrooms, a further bedroom and the stylish family bathroom. The fourth bedroom complete with en-suite can be found on the second floor. The property is set back from the road and has a driveway providing off road parking. A lovely mature rear garden complements the property further. To the rear of the garden is a large patio area and a 16ft timber built home office including a cloakroom. The property accommodates all of today's modern family requirements and is in the catchment for highly acclaimed schools as well as being a short walk away from the city centre.



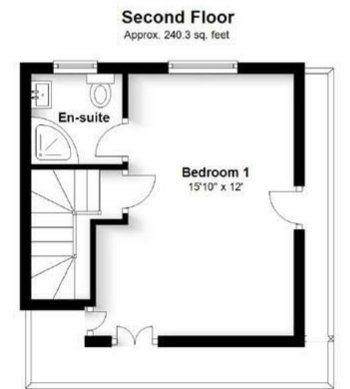
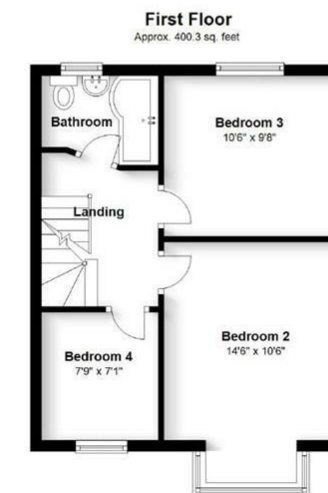
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Total area: approx. 1212.8 sq. feet
Produced for CASSIDY AND TATE
For guidance purposes only. Not to scale.

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



Cassidy&Tate

Specialists in Bespoke Properties

- Four Bedroom Semi
- Extended To Rear & Loft
- Refurbished Throughout
- Downstairs Cloakroom
- Three Reception Rooms
- Utility Room
- Bathroom & En-Suite
- School Catchment Area

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	1	1
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	1	1
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

