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Cassidy  
&Tate  
Your Local Experts



Award Winning Agency



[www.cassidyandtate.co.uk](http://www.cassidyandtate.co.uk)

KIMBERLEY ROAD

ST. ALBANS

AL3 5PX

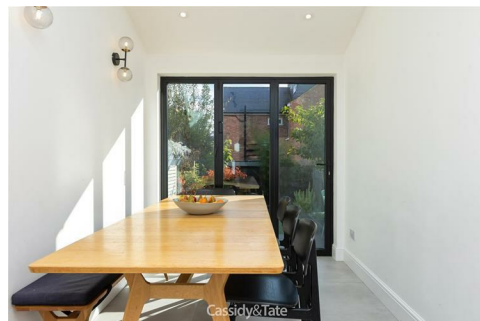
Guide Price £875,000



Cassidy&Tate

# All The Ingredients Needed For A Fabulous Lifestyle

**\*\* Chain Free\*\*** A tastefully extended three bedroom period property situated in the popular conservation area, just a short walk to the City centre and convenient for the mainline station. This exquisite home provides generous and stylish ground floor accommodation to include an entrance hallway, living room with feature fireplace and a family room leading onto a stunning open-plan kitchen/diner with bi-folding doors onto a picturesque rear garden. This superb area is ideal for entertaining with an array of feature windows attracting natural light and a vaulted ceiling. In addition, there is a downstairs cloakroom. On the first floor, there are two double bedrooms with luxury four-piece bathroom and an additional bedroom on the second floor. The property is finished to a high standard throughout and is deceptively spacious. Outside, the rear garden has been thoughtfully redesigned to include lighting, laid lawn, patio area and rear access. Kimberley Road is located approximately 0.5 miles from the heart of the City Centre where an extensive range of shopping and leisure facilities, many eateries, and cosmopolitan bars can be found. The mainline railway station, linking St. Albans to London, St Pancras is also within close proximity.



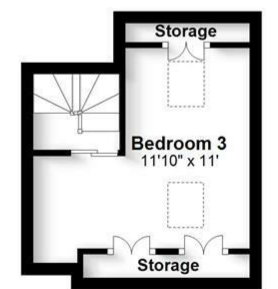
**Ground Floor**  
Approx. 524.6 sq. feet



**First Floor**  
Approx. 402.5 sq. feet



**Second Floor**  
Approx. 148.1 sq. feet



Total area: approx. 1075.2 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



Cassidy&Tate

## Specialists in Bespoke Properties

- Fully Renovated
- Three Bedrooms
- Entrance Hallway
- Four Piece Bathroom Suite
- Chain Free
- Kitchen/Diner
- Downstairs W/C
- Vaulted Ceiling

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		

