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Cassidy
&Tate
Your Local Experts



Award Winning Agency

NEW ENGLAND STREET

ST ALBANS

AL3 4QG



All The Ingredients Needed For A Fabulous Lifestyle

Cassidy & Tate are pleased to offer for sale an attractive two bedroom, terraced property which is located in the heart of the conservation area with views overlooking the 'Old Brickie' park. A pretty cottage such as this proves to be favoured by professionals and commuters alike but a particular note of interest for this property is that it already has planning permission in place and will give the prospective buyer the opportunity to create a home of their own tastes and requirements. As is the property is beautifully maintained with living accommodation comprising of a living room, dining room, kitchen, bathroom, and two bedrooms, and to the outside a secluded courtyard style garden. The combination of some character features such as sash style windows and feature fireplace are blended with modern day fixtures and fittings. The low maintenance courtyard style rear garden is a lovely feature for the warmer months and has the rare benefit of side gated access leading to the front or the property. New England street is an enviable address as it gives easy access to the city centre with its extensive shopping and leisure facilities and is near to the mainline railway station.



Total area: approx. 667.1 sq. feet

Produced for Daniels 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

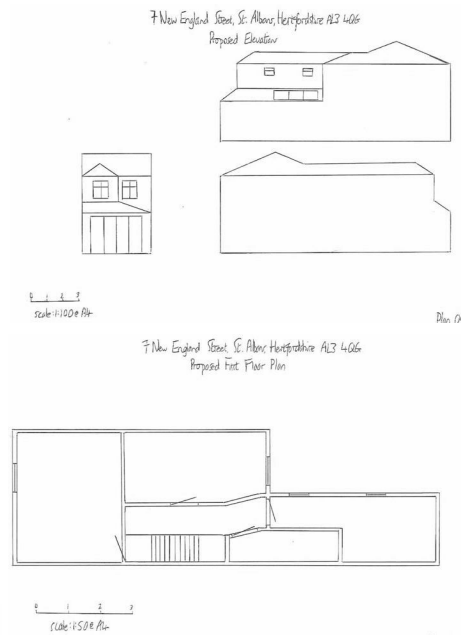
Why Cassidy & Tate

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.

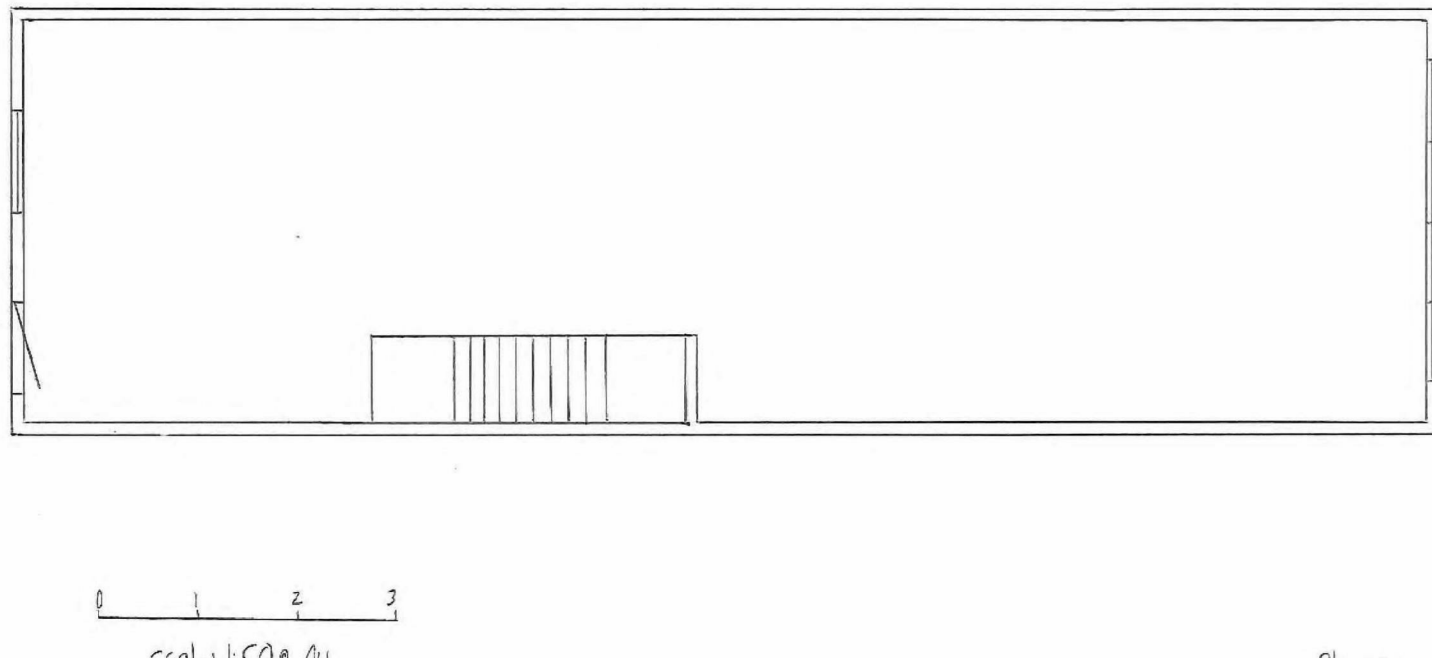
We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or 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



7 New England Street, St. Albans, Hertfordshire AL3 4QG
Proposed Ground Floor Plan



Cassidy&Tate

Specialists in Bespoke Properties

- Beautiful Period Cottage
- Two Double Bedrooms
- Planning Approved
- Amazing Parkland Views
- Character Features
- Two Reception Rooms
- Central Location
- Walking to Town & Station

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	

