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Award Winning Agency



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BLANDFORD ROAD  
ST. ALBANS  
AL1 4JR

Guide Price £1,375,000

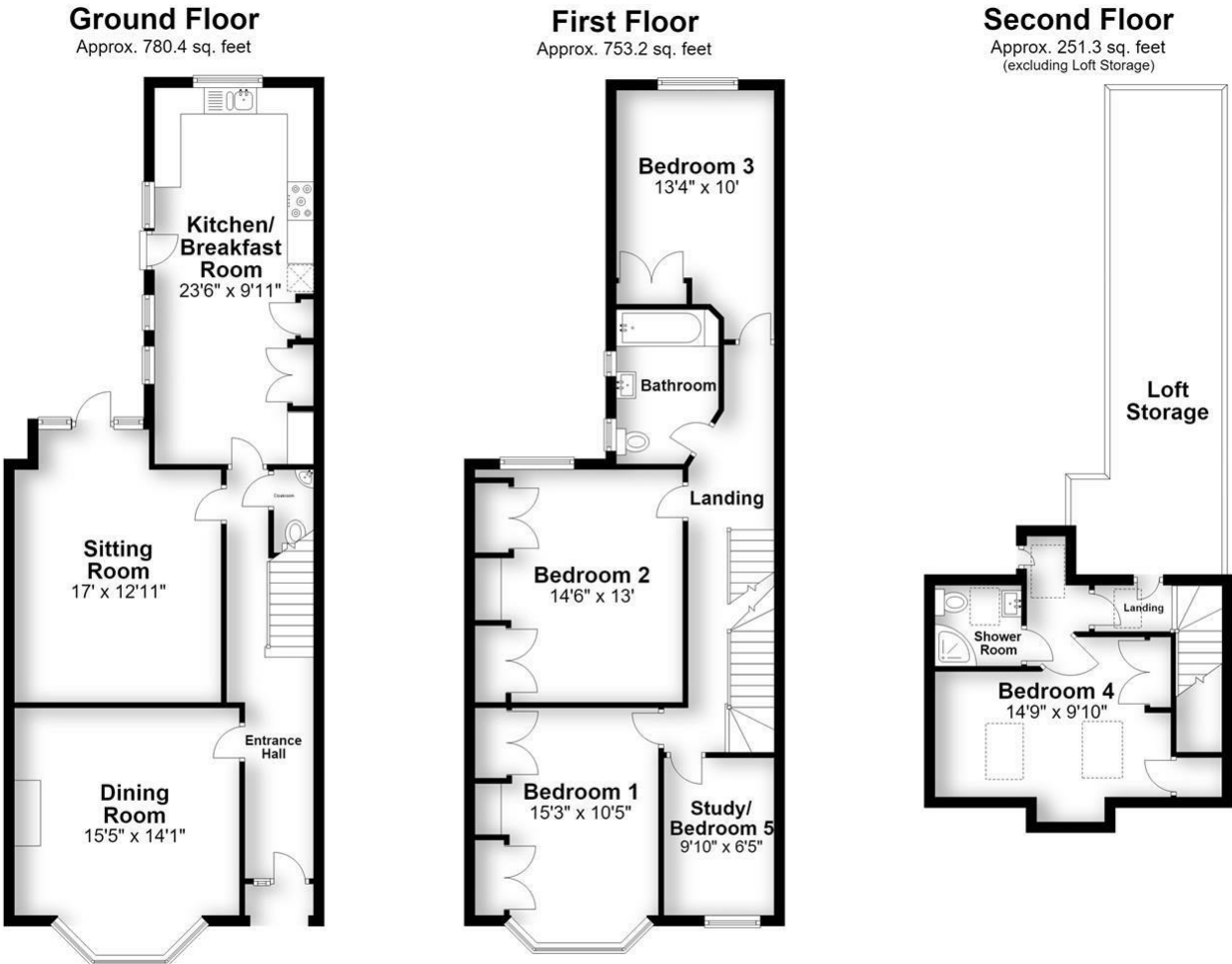
EPC Rating: D Council Tax Band: F





# All The Ingredients Needed For A Fabulous Lifestyle

A handsome five-bedroom Edwardian semi-detached residence occupying a prestigious position on the highly desirable Blandford Road, offering elegant accommodation over three floors, a beautifully landscaped rear garden and excellent potential to extend or enhance, all within walking distance of Clarence Park, St Albans City Station and the vibrant city centre. Set behind an attractive Edwardian façade, this distinguished family home combines timeless character with generous living space, presenting a rare opportunity to acquire one of St Albans classic period homes in an enviable location. A spacious entrance hall leads to an elegant front dining room, while to the rear, the impressive living room features a beautiful bay window with original stained-glass detailing overlooking the garden. The spacious kitchen/breakfast room provides an ideal space for modern family life and offers excellent potential for extension (STPP). A cloakroom completes the ground floor. The first floor comprises four bedrooms and a family bathroom, while on the second floor a bedroom with an en-suite shower room and further scope to enlarge or reconfigure if desired. The beautifully established rear garden is a particular highlight, with a generous lawn, mature trees, planting and well-stocked shrub borders creating a private and tranquil setting, ideal for both entertaining and family enjoyment. Blandford Road is a highly sought-after residential address, ideally positioned within easy walking distance of Clarence Park and St Albans City Station, providing direct services to London St Pancras. The vibrant Hatfield Road is just moments away, offering an excellent selection of independent cafés, popular restaurants, local shops and everyday amenities, while the historic city centre is also within easy reach, with its boutique shopping, diverse eateries, leisure facilities and highly regarded schools.



Total area: approx. 1784.9 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

- Five Bedroom Edwardian
- Three Floor Accommodation
- Established Private Garden
- Excellent School Catchment Area
- Highly Sought-After Location
- Period Character Features
- Walking Distance To City Station
- Everyday Amenities Close

| 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                                   | 57                      | 76        |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |





