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Cassidy  
&Tate  
Your Local Experts



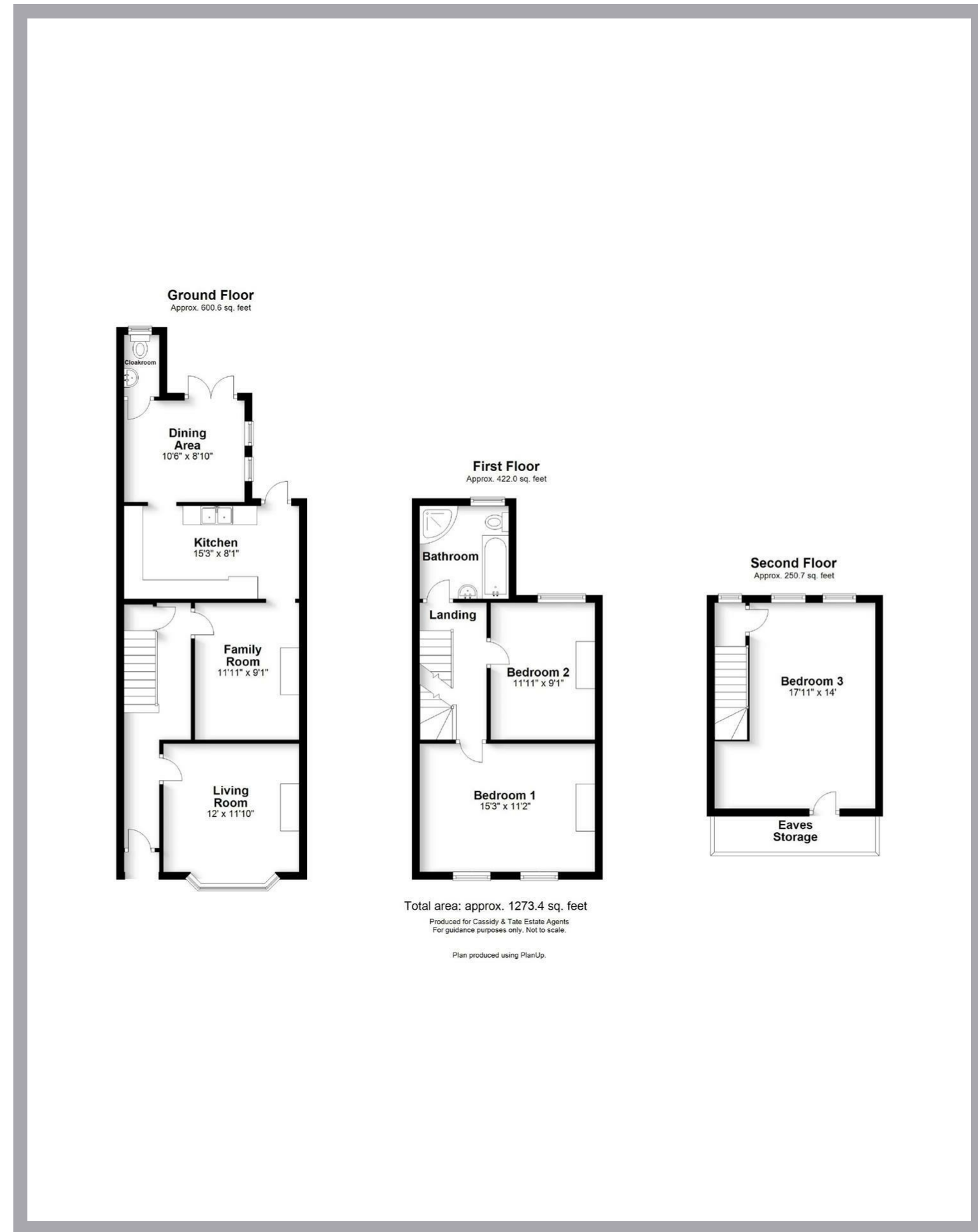
Award Winning Agency

HOLYWELL HILL  
ST. ALBANS  
AL1 1HF



## All The Ingredients Needed For A Fabulous Lifestyle

Cassidy & Tate are pleased to offer for sale a charming, three bedroom semi-detached period house, situated within walking distance of the City centre, Abbey Flyer station and the mainline railway station, both linking St. Albans to London, plus close to highly acclaimed local schools and the beautiful open spaces of Verulamium. The property boasts some character features such as sash style windows and feature fireplaces that blend nicely with modern features to create a comfortable and welcoming home. Arranged on three functional levels, this property provides excellent living accommodation to include a spacious entrance hall, a well proportioned living room with large bay window, separate family room, downstairs cloakroom, and a superb kitchen which is open to the dining room on the ground floor. On the first floor are two double bedrooms and the family bathroom. A third bedroom can be found on the second floor. Externally the property enjoys a private, well maintained rear garden with gated rear access and located in parking zone N. St Albans is an historic market town and a much sought after location within the London commuter belt. The City is popular for its outstanding educational system with many local schools, both Private and State, excelling in the Ofsted reports. Shopping offers a fine blend of many independent boutiques mixed with High Street stores. St. Albans enjoys a wide range of leisure activities and benefits from lots of open space and parkland.



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



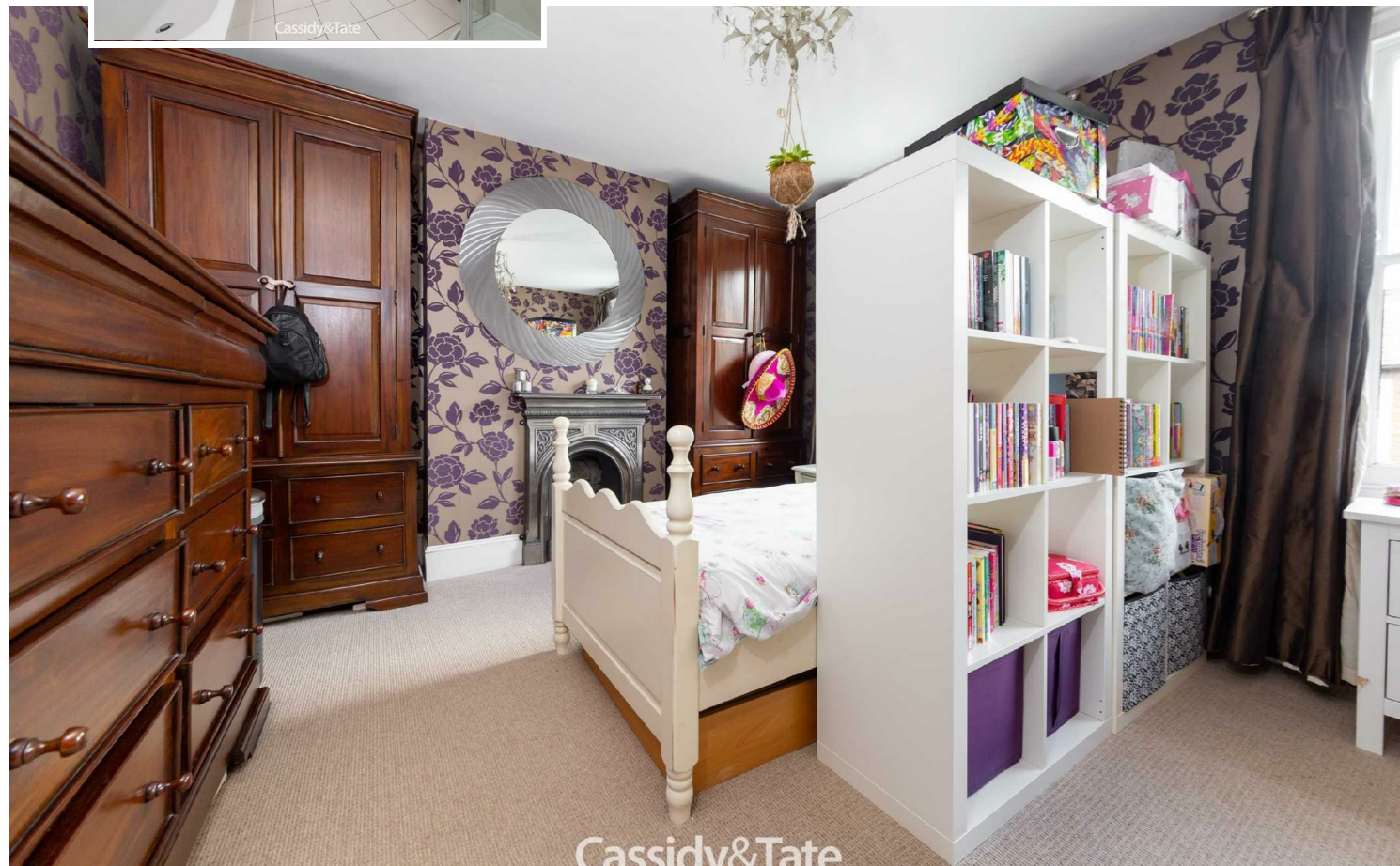
## Why Cassidy & Tate

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

- Prime Location
- Split Over Three Levels
- Family Bathroom
- Downstairs Cloakroom
- Semi Detached Period Property
- Three Bedrooms
- Three Reception Rooms
- Walking To Station & Town

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>	<b>1</b>	<b>1</b>
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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