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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

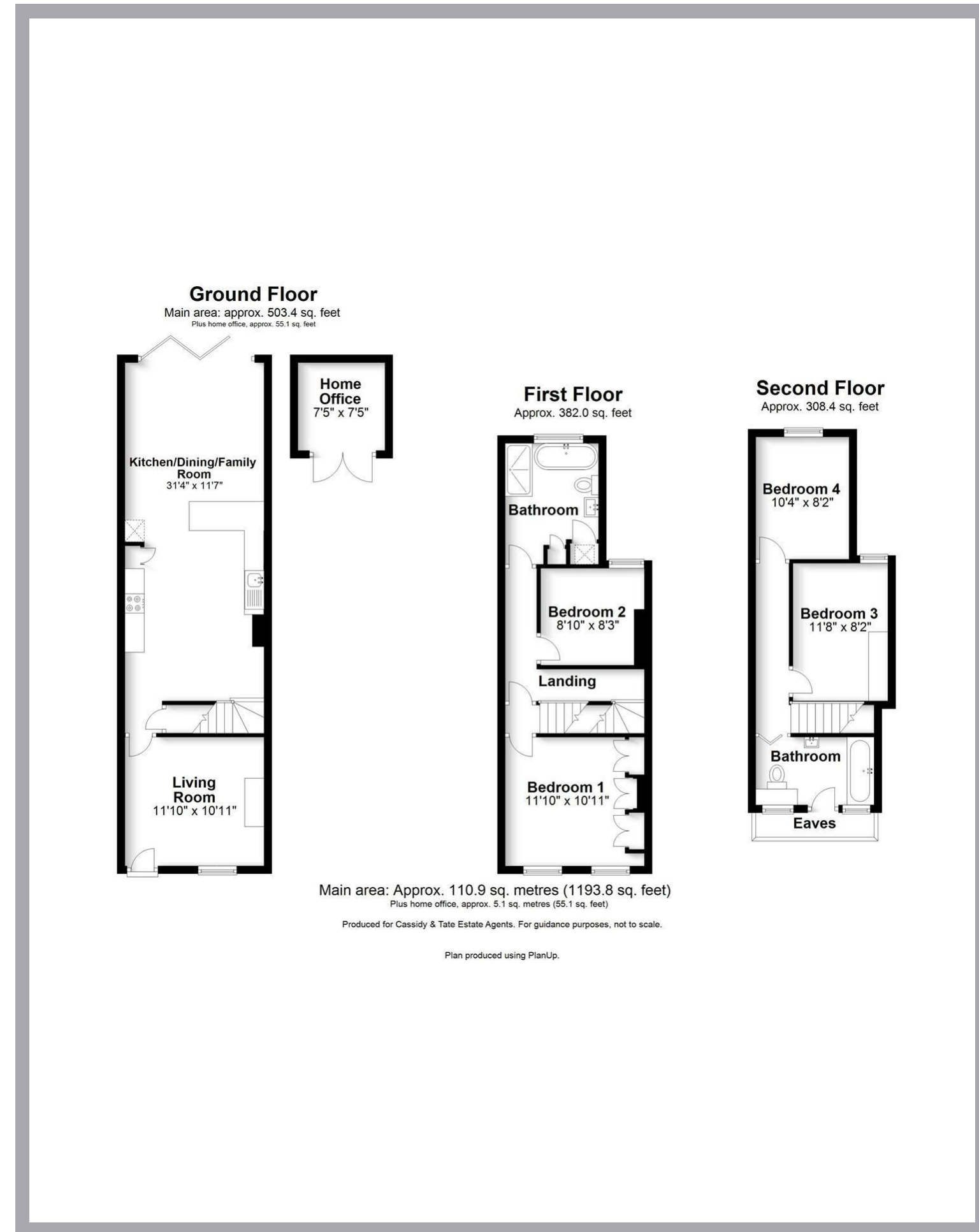
CASTLE ROAD  
ST. ALBANS  
AL1 5DQ

Guide Price £795,000



## All The Ingredients Needed For A Fabulous Lifestyle

Nestled on the charming Castle Road in St. Albans, this delightful end terrace house presents an exceptional opportunity for families seeking a spacious and modern home. Recently renovated by the current owners, the property boasts a fresh and contemporary feel throughout, making it an inviting space to settle into. With four well-proportioned bedrooms, this residence offers ample accommodation for both family living and guests. The two reception rooms provide versatile spaces that can be tailored to your needs, whether for entertaining, relaxing, or working from home. The thoughtfully designed layout ensures that natural light flows freely, creating a warm and welcoming atmosphere. The property features two modern bathrooms, which add to the convenience of daily living. Outside, the garden office presents an ideal solution for those who require a dedicated workspace or a quiet retreat for hobbies. The garden itself offers a lovely outdoor space for children to play or for hosting summer gatherings with friends and family. Situated in a prime location, this home is conveniently close to local schools, making it an excellent choice for families. The area is well-served by amenities and transport links, ensuring that everything you need is within easy reach. Best of all, this property is chain-free, allowing for a smooth and straightforward purchase process.



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

- Chain Free
- Two Bathrooms
- Close To Schools
- 0.9 Miles From City Station
- Four Bedrooms
- Garden Office
- Walking Distance To Shops
- Period Property

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	
62	82
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>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	



