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Cassidy
& Tate
Your Local Experts



Award Winning Agency

GURNEY COURT ROAD

ST. ALBANS

AL1 4RJ



All The Ingredients Needed For A Fabulous Lifestyle

This is a beautiful five bedroom semi-detached period home located on one of the city's premier roads. Thoughtfully and carefully extended to now provide a stunning live-in kitchen with breakfast island, dining area with snug and bi-folding doors, opening onto a generous garden. A front reception provides a peaceful haven from the family area at the rear and there is a further study too, as well as utility room and cloak room. The property also includes a discrete wine cellar with spiral stairs with inset wine storage areas. Arranged over three floors, there are four bedrooms on the first floor with a principle bedroom with en-suite and a family bathroom. On the top floor is a further bedroom with another en-suite shower room, all providing versatile family accommodation. Outside there is generous rear garden and to the front plenty of off street parking. A superb location for families, Gurney Court Road is ideally located for excellent primary and secondary schools and city centre. There are additional local amenities to be found nearby at the Quadrant parade including a Marks & Spencer food hall and the mainline station with fast links to Kings Cross St Pancras is within walking distance.



Total area: approx. 2096.2 sq. feet

Produced for Cassidy & Tate 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

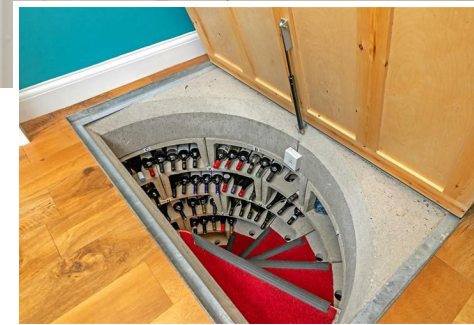
Why Cassidy & Tate

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



Specialists in Bespoke Properties

- Five Bedrooms
- Premier Location
- Walk to Station
- Semi-Detached
- Walk to City Centre
- Huge Open Plan Live-in Kitchen
- Plenty Of Own Drive Parking
- Lovely Rear Garden

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		
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		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

