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Cassidy  
&Tate  
Your Local Experts



Award Winning Agency

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CLARENCE ROAD  
ST. ALBANS  
AL1 4NQ

Guide Price £1,450,000



# All The Ingredients Needed For A Fabulous Lifestyle

This five bedroom detached family home split over three floors is perfectly placed in a very sought after and convenient location. Located a short stroll to the mainline railway station, linking St Albans to London in just under 30 minutes, it is close to the city centre, near to favoured schools and next to the lovely green open spaces of Clarence Park. The ground floor accommodates a 23ft fitted kitchen/dining room, a generous sized living room, family room, utility and cloakroom. Three double bedrooms, bedroom five and the family bathroom can be found on the first floor whilst on the second floor is the main bedroom complete with en-suite facilities and a dressing room. Further benefits include easily accessible loft storage from the second floor and a separate store room with further eaves storage. The property is further enhanced by a lovely, mature rear garden which has been well maintained and to the front is a block paved driveway providing off road parking. The property is offered with no onward chain. Agents Note: \*Please note that there are reciprocal covenants between 94a and 94 Clarence Road restricting change to the elevations of either property without the agreement of the other covenant holder.\*



Total area: approx. 2027.4 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



Cassidy&Tate

## Specialists in Bespoke Properties

- Over Looking Clarence Park
- Large Detached Dwelling
- Five Bedrooms
- Family Garden & Parking
- Walking To Station & City
- Three Reception Rooms
- En-Suite & Bathroom
- Chain Free

| 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                             | 62      | 62        |
| 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) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 | 62      | 62        |
| EU Directive 2002/91/EC                                         |         |           |

