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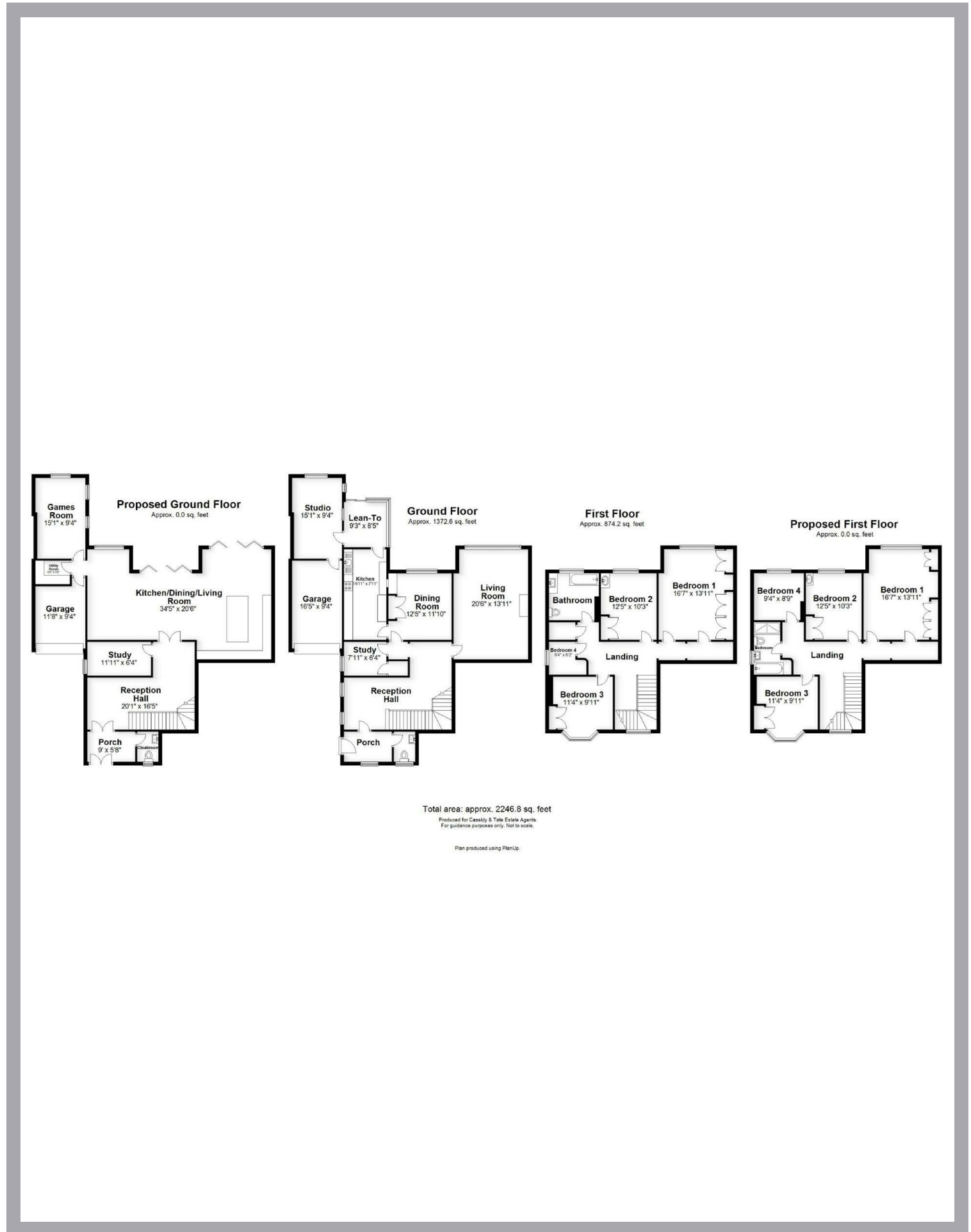
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Cassidy
& Tate
Your Local Experts



Award Winning Agency

BATTLEFIELD ROAD
ST. ALBANS
AL1 4DD



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.





All The Ingredients Needed For A Fabulous Lifestyle

Situated in one of St. Albans most sought after roads is this four bedroom Edwardian family home conveniently located within walking distance of both the city centre and the mainline railway station, as well as being within the catchment of highly acclaimed schools. The property is in need of modernisation and has the huge potential to extend (stpp) if required. This substantial four bedroom character home offers a wonderful balance of space to suit the demands of a growing family. The large reception hall presents a welcoming greeting and promotes the charm of the era with high ceilings offering a wonderful sense of space. Arranged over two floors, living accommodation further comprises of an entrance porch, study, 20ft living room, separate dining room, kitchen, lean-to, studio, three double bedrooms, a further bedroom and a family bathroom. Positioned in a lovely road scene of similar charming homes, the property presents off road parking for two cars to the front, which in turn leads to the garage. To the rear of the property is a mature and private enclosed rear garden. The property also has the added bonus of being chain free.



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

- Handsome Edwardian Home
- Scope To Extend
- Modernisation Required
- Single Garage With Parking
- Popular Central Location
- Character Features
- No Upper Chain
- Mature Plot

| 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 | | 1 | 1 |
| 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 | | 1 | 1 |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

