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Cassidy & Tate
Your Local Experts

Award Winning Agency

RALLY ROUND RUPERT
RAISING AWARENESS & FUNDS IN SUPPORT OF CLINICAL RESEARCH FOR SPINAL MUSCULAR ATROPHY (SMA)

www.cassidyandtate.co.uk

CAVENDISH ROAD

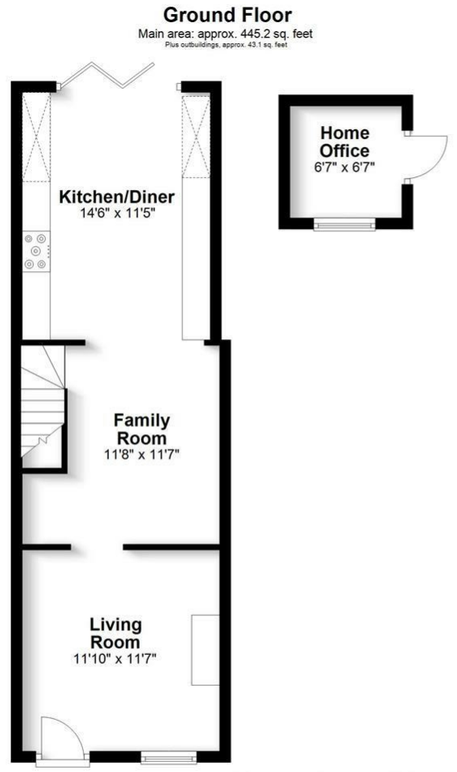
ST. ALBANS

AL1 5EE

Guide Price £570,000

All The Ingredients Needed For A Fabulous Lifestyle

A well presented two bedroom period property situated in a sought after location, just a short walk to the mainline station and close to excellent schooling. This charming home has character on the outside but internally it boasts a wealth of modern day conveniences. Living accommodation which comprises of a reception room, an open-plan modern extended kitchen, two double bedrooms and an upstairs bathroom. The property has been tastefully decorated creating a comfortable and welcoming home. Wood flooring flows from the living to dining room, with tiling in the kitchen area. The modern kitchen is fitted with wall and base units complimented beautifully by wood top surfaces and integrated appliances. Bi-fold doors open to the outside and gives lovely views of the landscaped rear garden. Upstairs the two bedrooms are well proportioned and are served by a stylish family bathroom. The landscaped rear garden complements the property further with patio area, lawn area, and a south west facing aspect . With the mainline railway station a short walk away, outstanding local schools close by, Clarence park and near to the city centre, it makes Cavendish Road a sought after address.



Main area: Approx. 74.6 sq. metres (802.6 sq. feet)

Plus outbuildings, approx. 4.0 sq. metres (43.1 sq. feet)

Produced for Cassidy & Tate Estate Agents. For guidance purposes, 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.

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Perfect Fusion of Location And Way of Living

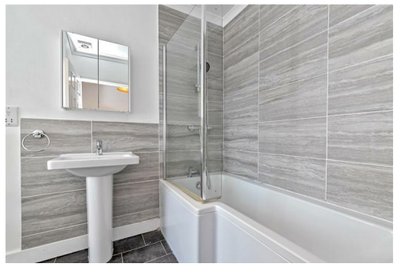
Why Cassidy & Tate

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.

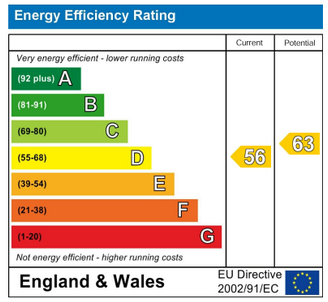
Your Local Property Experts

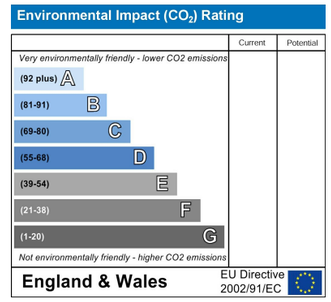
As one of St. Albans leading estate agents we work relentlessly to ensure our valued customers receive the exceptional service they deserve at all times. We epitomise not only professional estate agency knowledge, but a dedication to integrity and responsiveness to every client. The Cassidy & Tate team 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 Double Bedrooms
- Fireplace
- South-West Facing Garden
- Extended Kitchen
- Garden Office
- Upstairs Bathroom
- 0.4 Miles From City Station





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