

St Albans Office  
10 High Street, St Albans  
Herts AL3 4EL  
01727 228428  
stalbans@cassidyandtate.co.uk

Marshalswick Office  
59 The Quadrant, St Albans,  
Herts AL4 9RD  
01727 832383  
marshalswick@cassidyandtate.co.uk

Wheathampstead Office  
39 High Street, Wheathampstead,  
Herts AL4 8BB  
01582 831200  
wheathampstead@cassidyandtate.co.uk

Knightsbridge Office  
45 Pont Street, Knightsbridge  
London SW1X 0BD  
020 7629 9966  
26@theknightsbridgeoffice.co.uk

Cassidy  
& Tate  
Your Local Experts

---



Award Winning Agency

VICTORIA STREET  
ST. ALBANS  
AL1 3TG

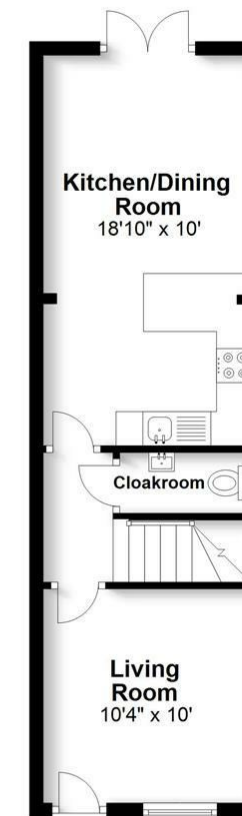


## All The Ingredients Needed For A Fabulous Lifestyle

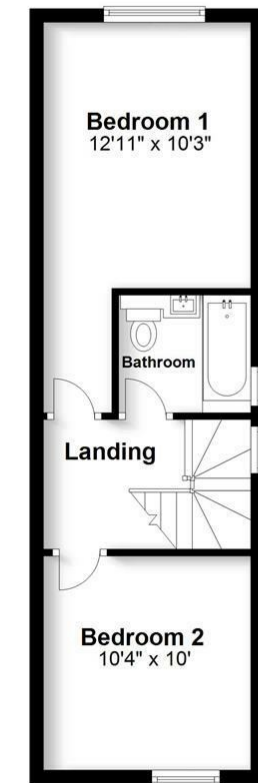
Cassidy & Tate are pleased to present this attractive two bedroom, two reception room end of terrace property, located in the heart of the conservation area with the rare advantage of off road parking. This pretty cottage has a contemporary feel as you step inside with accommodation arranged on two floors. The ground floor comprises living room, cloakroom and a spacious kitchen/diner. To the first floor you will find the two double bedrooms and a trendy bathroom. To the outside is a lovely low maintenance decked garden, with the benefit of rear gated access leading to off-street parking. Victoria Street is conveniently located for ease of access to both the vibrant shopping and leisure facilities of the city centre and a short walk to the mainline railway station linking St Albans to London in approximately 25 minutes.



**Ground Floor**  
Approx. 360.2 sq. feet



**First Floor**  
Approx. 366.2 sq. feet



Total area: approx. 726.4 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.



